

# Executive Summary Report

## Characteristics-Based Market Adjustment for 2006 Assessment Roll

**Area Name / Number:** Crossroads/Rosemont / 91

**Previous Physical Inspection:** 2006

**Improved Sales:**

Number of Sales: 1143

Range of Sale Dates: 1/2003 - 12/2005

Sales – Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price	Ratio	COV*
<b>2005 Value</b>	\$184,100	\$194,700	\$378,800	\$416,100	91.0%	13.72%
<b>2006 Value</b>	\$211,200	\$196,700	\$407,900	\$416,100	98.0%	13.71%
<b>Change</b>	+\$27,100	+\$2,000	+\$29,100		+7.0%	-0.01%
<b>% Change</b>	+14.7%	+1.0%	+7.7%		+7.7%	-0.07%

\*COV is a measure of uniformity; the lower the number the better the uniformity. The negative figures of -0.01% and -.07% represent an improvement.

Sales used in this analysis: All sales of one to three unit residences on residential lots which were verified as, or appeared to be market sales were considered for the analysis. Individual sales that were excluded are listed later in this report. Multi-parcel sales, multi-building sales, mobile home sales, and sales of new construction where less than a 100% complete house was assessed for 2005 or any existing residence where the data for 2005 is significantly different from the data for 2006 due to remodeling were also excluded. In addition, the summary above excludes sales of parcels that had improvement value of \$25,000 or less posted for the 2005 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

**Population - Improved Parcel Summary:**

	Land	Imps	Total
<b>2005 Value</b>	\$189,600	\$187,900	\$377,500
<b>2006 Value</b>	\$217,600	\$189,600	\$407,200
<b>Percent Change</b>	+14.8%	+0.9%	+7.9%

Number of one to three unit residences in the Population: 6146

**Summary of Findings:** The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that several characteristic-based and neighborhood-based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, homes built after 2001 had higher than average ratios (assessed value/sales price) than other properties, so the formula adjusts these properties upward less than the population.

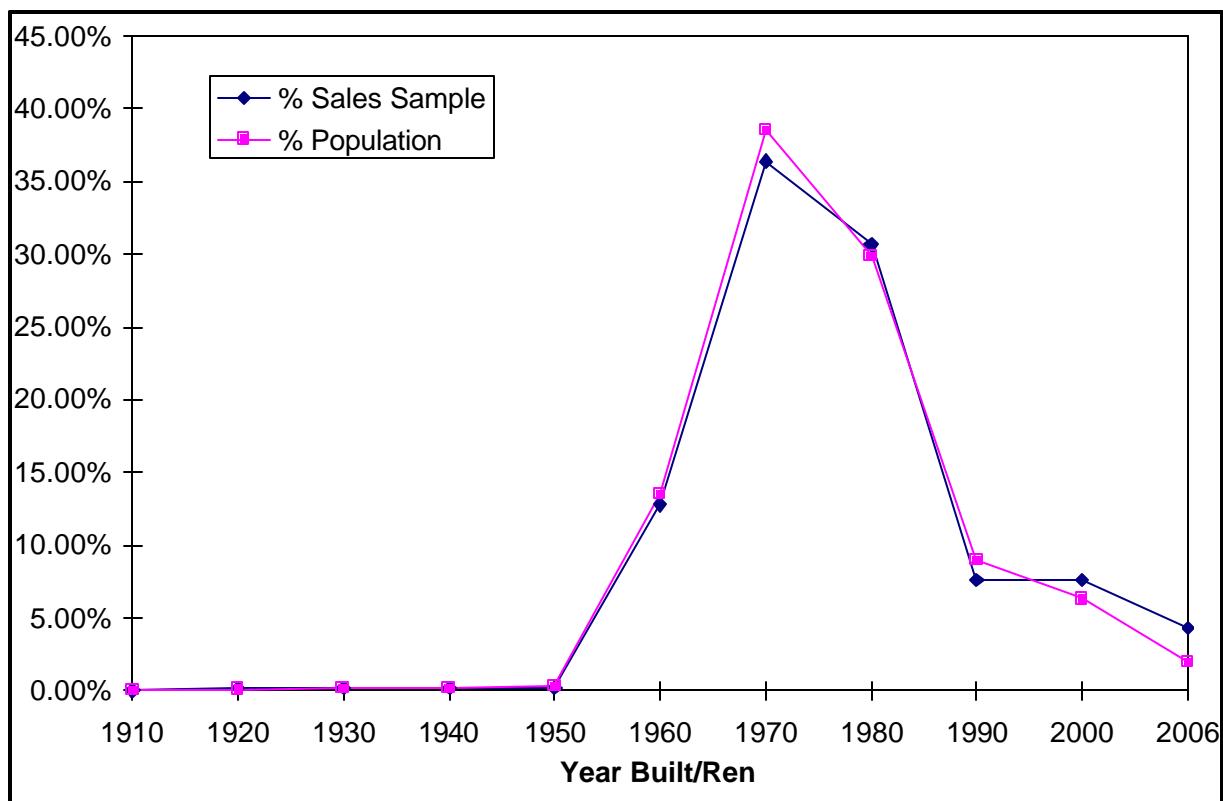
The formula adjusts for these differences thus improving equalization.

The Annual Update Values described in this report improve assessment levels, uniformity and equity. We recommend posting these values for the 2006 assessment roll.

## ***Sales Sample Representation of Population - Year Built / Renovated***

<b>Sales Sample</b>		
Year Built/Ren	Frequency	% Sales Sample
1910	0	0.00%
1920	2	0.17%
1930	2	0.17%
1940	2	0.17%
1950	2	0.17%
1960	146	12.77%
1970	416	36.40%
1980	350	30.62%
1990	87	7.61%
2000	87	7.61%
2006	49	4.29%
	1143	

<b>Population</b>		
Year Built/Ren	Frequency	% Population
1910	1	0.02%
1920	7	0.11%
1930	10	0.16%
1940	13	0.21%
1950	20	0.33%
1960	829	13.49%
1970	2369	38.55%
1980	1836	29.87%
1990	552	8.98%
2000	389	6.33%
2006	120	1.95%
	6146	

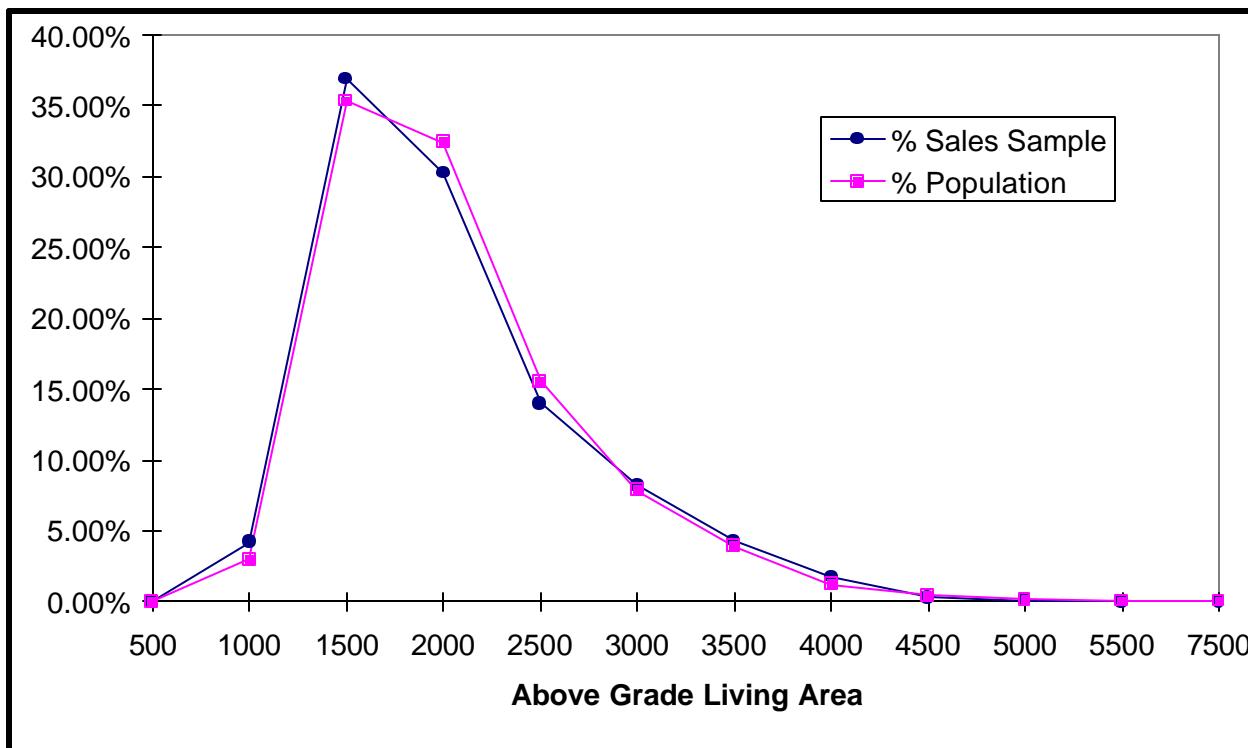


Sales of new homes built in the last two years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion.

### **Sales Sample Representation of Population - Above Grade Living Area**

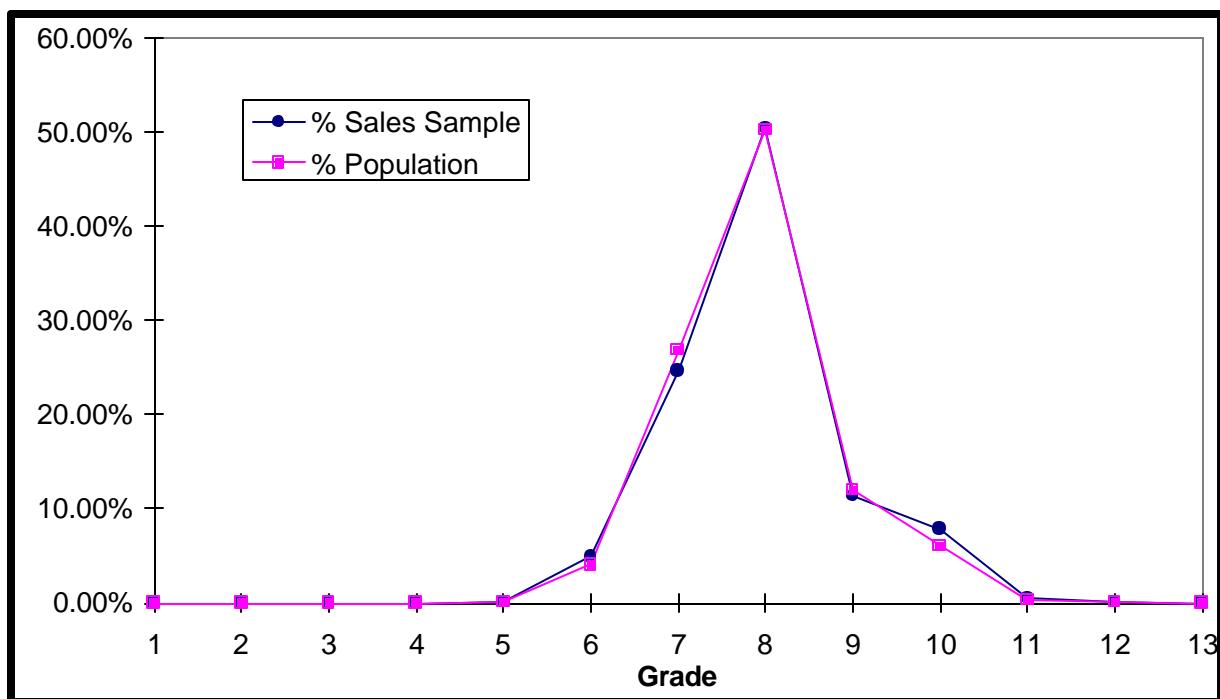
<b>Sales Sample</b>		
AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	48	4.20%
1500	422	36.92%
2000	346	30.27%
2500	160	14.00%
3000	94	8.22%
3500	49	4.29%
4000	20	1.75%
4500	3	0.26%
5000	1	0.09%
5500	0	0.00%
7500	0	0.00%
		1143

<b>Population</b>		
AGLA	Frequency	% Population
500	0	0.00%
1000	183	2.98%
1500	2173	35.36%
2000	1995	32.46%
2500	953	15.51%
3000	483	7.86%
3500	240	3.90%
4000	76	1.24%
4500	28	0.46%
5000	8	0.13%
5500	3	0.05%
8500	4	0.07%
		6146



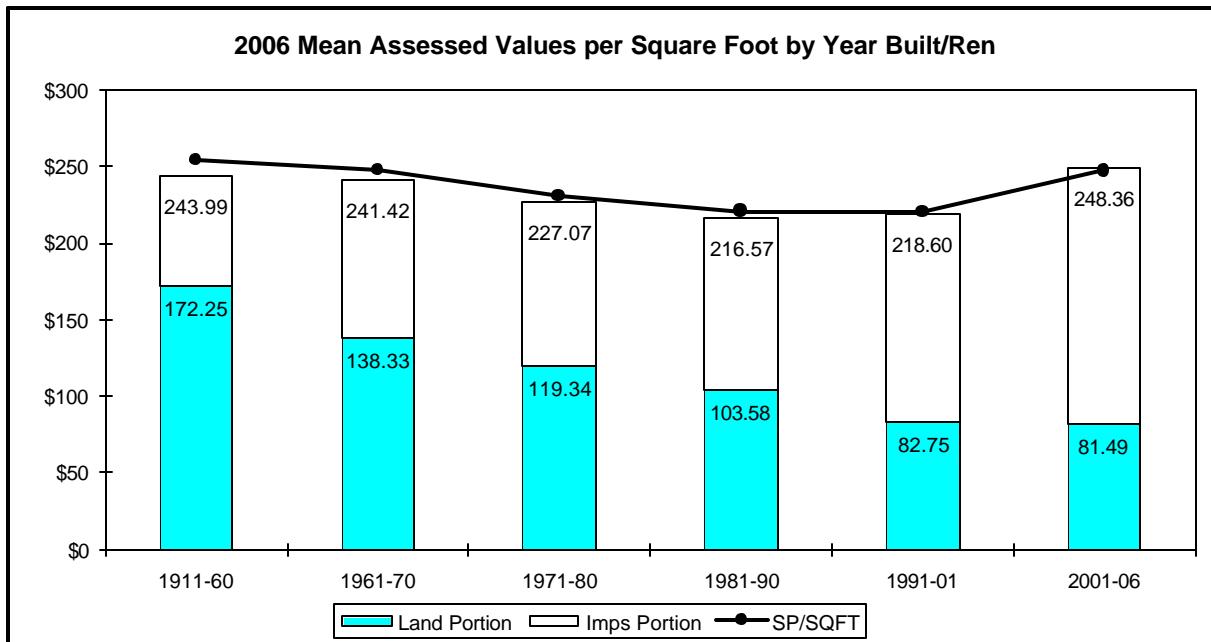
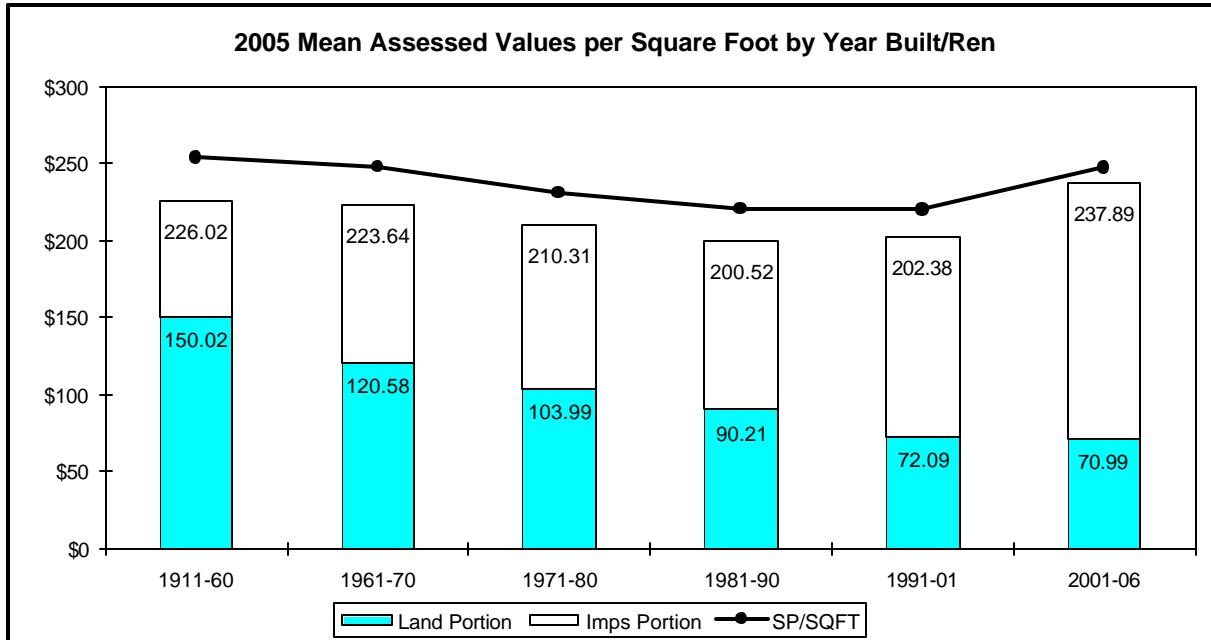
### **Sales Sample Representation of Population - Grade**

<b>Sales Sample</b>			<b>Population</b>		
Grade	Frequency	% Sales Sample	Grade	Frequency	% Population
1	0	0.00%	1	0	0.00%
2	0	0.00%	2	0	0.00%
3	0	0.00%	3	0	0.00%
4	0	0.00%	4	0	0.00%
5	1	0.09%	5	6	0.10%
6	56	4.90%	6	249	4.05%
7	282	24.67%	7	1654	26.91%
8	577	50.48%	8	3093	50.33%
9	130	11.37%	9	741	12.06%
10	90	7.87%	10	374	6.09%
11	6	0.52%	11	23	0.37%
12	1	0.09%	12	5	0.08%
13	0	0.00%	13	1	0.02%
1143			6146		



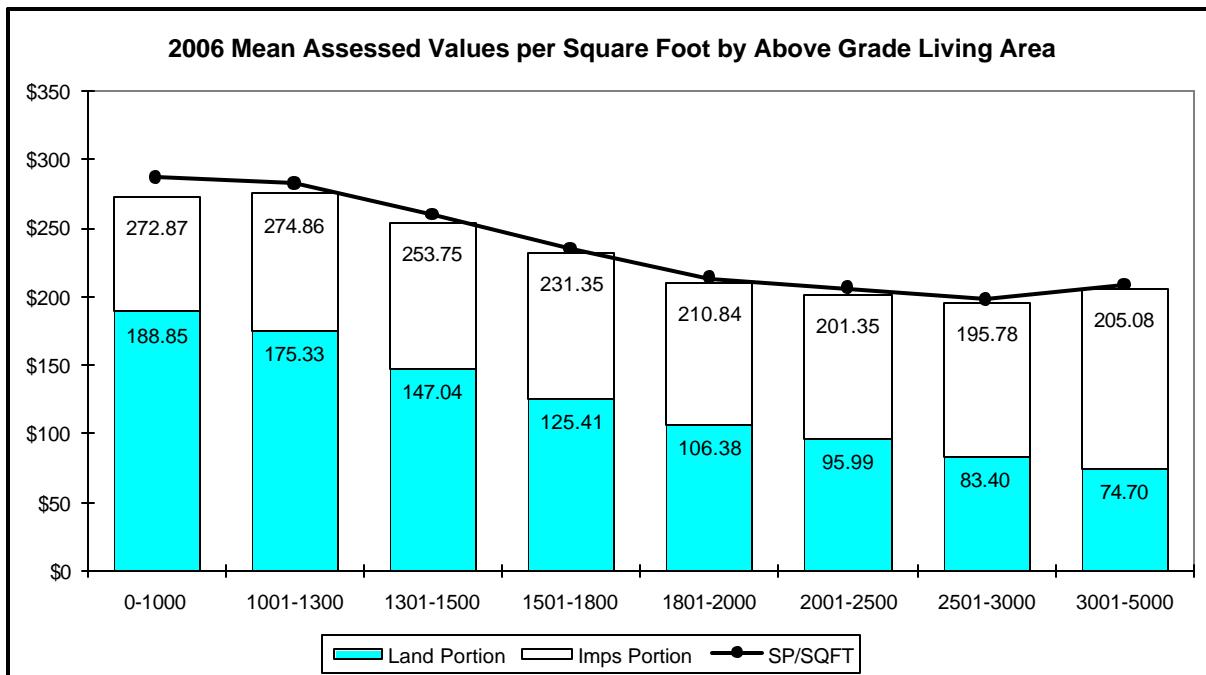
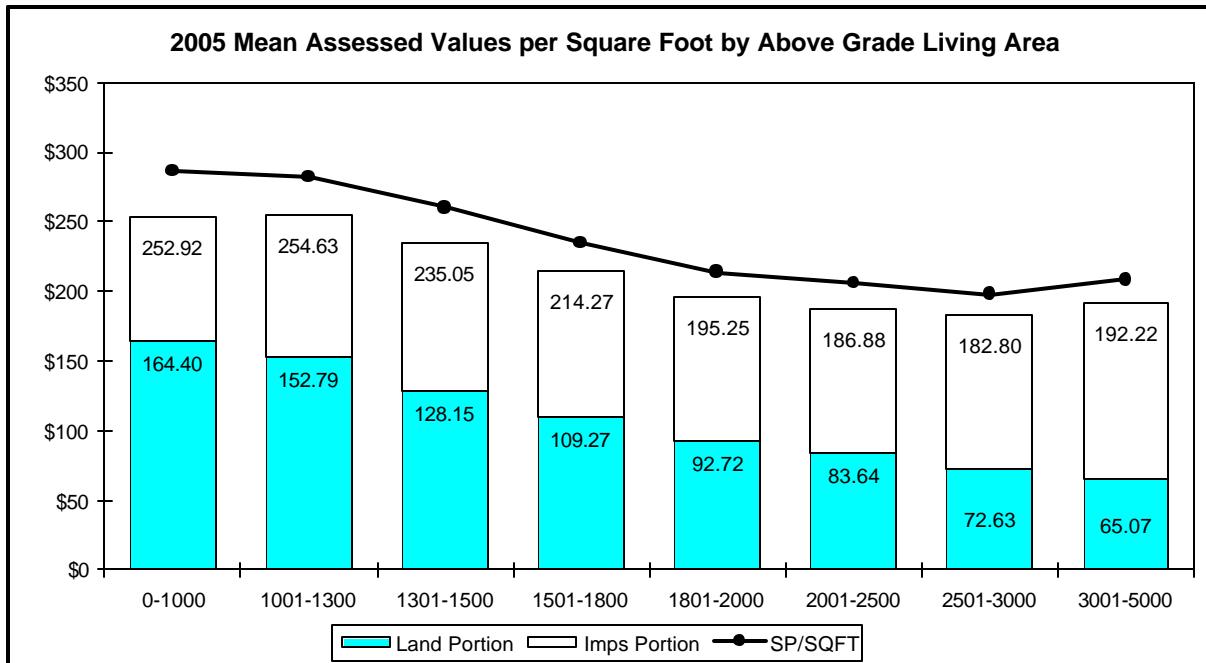
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

**Comparison of 2005 and 2006 Per Square Foot Values  
By Year Built / Renovated**



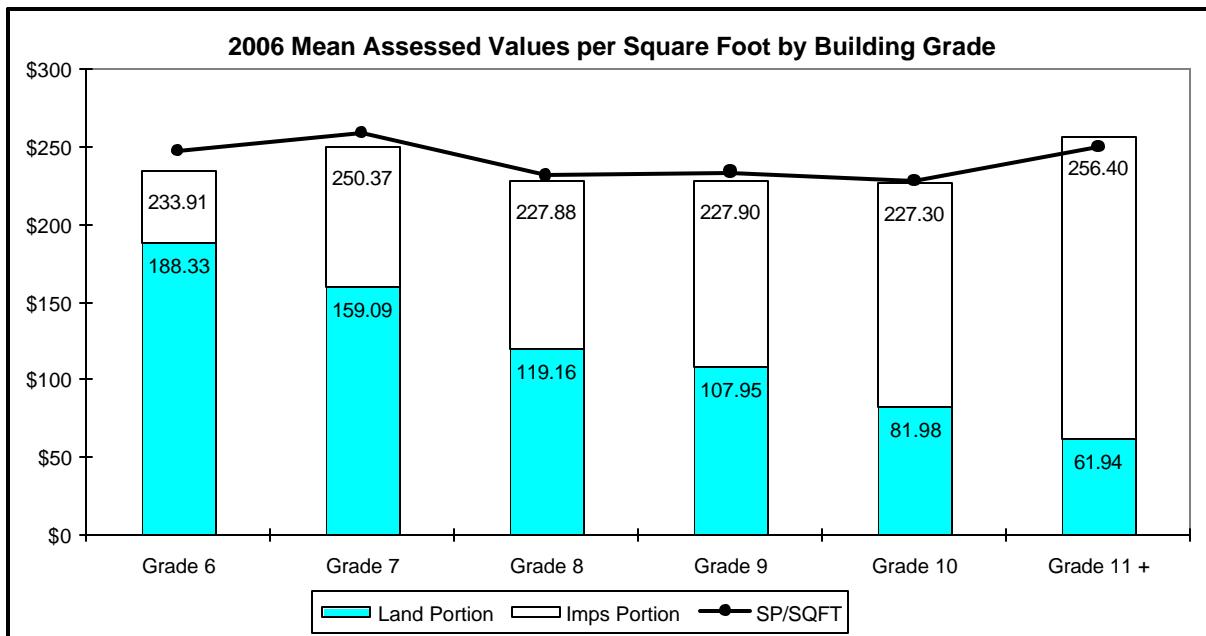
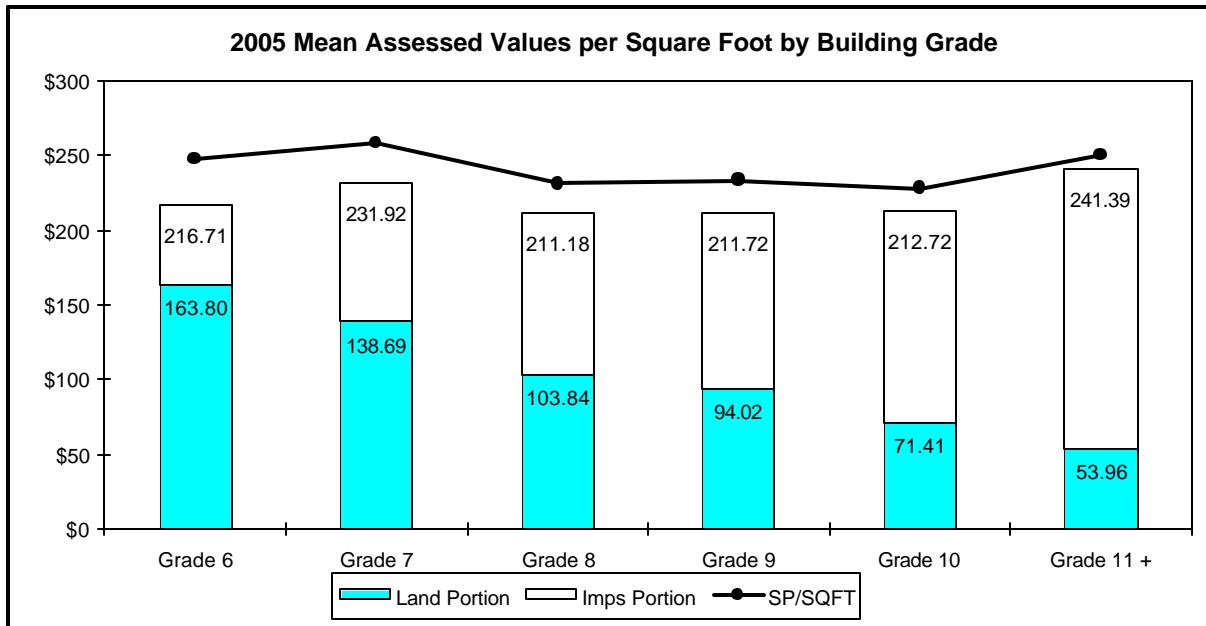
These charts clearly show an improvement in assessment level and uniformity by Year Built/Renovated as a result of applying the 2006 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

***Comparison of 2005 and 2006 Per Square Foot Values  
By Above Grade Living Area***



These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2006 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

***Comparison of 2005 and 2006 Per Square Foot Values  
By Building Grade***



These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2006 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

# **Annual Update Process**

## **Data Utilized**

Available sales closed from 1/1/2003 through 12/31/2005 were considered in this analysis. The sales and population data were extracted from the King County Assessor's residential database.

## **Sales Screening for Improved Parcel Analysis**

Improved residential sales removal occurred for parcels meeting the following criteria:

1. Commercially zoned parcels
2. Vacant parcels
3. Mobile home parcels
4. Multi-parcel or multi-building sales
5. New construction where less than a 100% complete house was assessed for 2005
6. Existing residences where the data for 2005 is significantly different than the data for 2006 due to remodeling
7. Parcels with improvements value, but no building characteristics
8. Others as identified in the sales deleted list

See the attached *Improved Sales Used in this Annual Update Analysis* and *Improved Sales Removed from this Annual Update Analysis* at the end of this report for more detailed information.

## **Land update**

Based on the 12 usable land sales available in the area, and their 2005 Assessment Year assessed values, and supplemented by the value increase in sales of improved parcels, an overall market adjustment was derived. This resulted in an overall 15% increase in land assessments in the area for the 2006 Assessment Year. The formula is:

$$2006 \text{ Land Value} = 2005 \text{ Land Value} \times 1.15, \text{ with the result rounded down to the next \$1,000.}$$

## **Improved Parcel Update**

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living areas, views, waterfront, lot size, land problems and neighborhoods. Upon completion of the initial review, characteristics that indicated an area of possible adjustment were further analyzed using NCSS Statistical Software diagnostic and regression tools in conjunction with Microsoft Excel.

With the exception of real property mobile home parcels & parcels with "accessory only" improvements, the total assessed values on all improved parcels were based on the analysis of the 1143 usable residential sales in the area.

The chosen adjustment model was developed using multiple regression. The 2006 assessment ratio (Assessed Value divided by Sale Price) was the dependent variable.

## **Improved Parcel Update (continued)**

The analysis results showed that several characteristic and neighborhood based variables should be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, homes built after 2001 had higher than average ratios (assessed value/sales price) than other properties, so the formula adjusts these properties upward less than the population.

The derived adjustment formula is:

$$2006 \text{ Total Value} = 2005 \text{ Total Value} / .9249259 + .05615726 \text{ (if year built/renovate is >2001)}$$

The resulting total value is rounded down to the next \$1,000, *then*:

$$2006 \text{ Improvements Value} = 2006 \text{ Total Value} \text{ minus } 2006 \text{ Land Value}$$

An explanatory adjustment table is included in this report.

- Other:
- \*If multiple houses exist on a parcel, the Improvement % Change indicated by the sales sample is used to arrive at new total value (2006 Land Value + Previous Improvement Value \* 1.01)
  - \*If a house and mobile home exist, the formula derived from the house is used to arrive at new total value.
  - \*If “accessory improvements only”, the adjusted land plus the previous improvement value is used to arrive at a new total value. (2006 Land Value + Previous Improvement Value \* 1.00).
  - \*If vacant parcels (no improvement value) only the land adjustment applies.
  - \*If land or improvement values are \$25,000 or less, there is no change from previous value. (Previous Land value \* 1.00 Or Previous Improvement value \* 1.00)
  - \*If a parcel is coded “non-perc” (sewer system=3), there is no change from previous land value.
  - \*If a parcel is coded sewer system public restricted, or water district private restricted, or water district public restricted, there is no change from previous land value.
  - \*If an improvement is coded “% net condition” or is in “poor” condition, there is no change from previous improvement value (only the land adjustment applies).
  - \*Residential properties located on commercially zoned land will be valued using the overall basic adjustment indicated by the sales sample.

## **Mobile Home Update**

There were no real property mobile homes in this area.

## **Model Validation**

Ratio studies of assessments before and after this annual update are included later in this report. “Before and after” comparison graphs appear earlier in this report.

## Area 91 Annual Update Model Adjustments

**2006 Total Value = 2005 Total Value + Overall +/- Characteristic Adjustments as Apply Below**

Due to rounding of the coefficient values used to develop the percentages and further rounding of the percentages in this table, the results you will obtain are an approximation of adjustment achieved in production.

### Overall (if no other adjustments apply)

8.12%

<b>Year Built &gt;2001</b>	<b>Yes</b>
% Adjustment	-6.19%

### Comments

The % adjustments shown are what would be applied in the absence of any other adjustments.

For instance, a home built after 2001 would *approximately* receive a 1.93% upward adjustment (8.12% - 6.19%). 64 homes or 1% of the population would receive this adjustment .

99% of the population of 1 to 3 Unit Residences in the area are adjusted by the overall alone.

## Area 91 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2006 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2006 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2006 weighted mean is .98.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Bldg Grade	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
5	1	0.894	0.963	7.8%	N/A	N/A
6	56	0.881	0.950	7.9%	0.914	0.987
7	282	0.896	0.967	8.0%	0.950	0.984
8	577	0.913	0.985	7.9%	0.974	0.996
9	130	0.904	0.973	7.6%	0.950	0.996
10	90	0.930	0.993	6.7%	0.970	1.016
11	6	0.960	1.016	5.9%	0.917	1.115
12	1	0.996	1.077	8.1%	N/A	N/A
Year Built or Year Renovated	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
1911-1960	154	0.892	0.963	8.0%	0.939	0.986
1961-1970	416	0.904	0.976	8.0%	0.963	0.990
1971-1980	350	0.911	0.983	8.0%	0.969	0.997
1981-1990	87	0.906	0.979	8.0%	0.949	1.008
1991-2001	103	0.916	0.989	8.0%	0.966	1.012
>2001	33	0.979	1.003	2.5%	0.985	1.022
Condition	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
Average	485	0.913	0.980	7.3%	0.968	0.992
Good	561	0.910	0.983	8.0%	0.971	0.994
Very Good	97	0.897	0.969	8.0%	0.943	0.995
Stories	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
1	710	0.905	0.978	8.0%	0.967	0.988
1.5	25	0.902	0.974	8.0%	0.916	1.032
2	404	0.917	0.984	7.3%	0.971	0.996
2.5	3	0.964	1.042	8.0%	0.866	1.217
3	1	0.885	0.956	8.0%	N/A	N/A

## Area 91 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2006 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2006 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2006 weighted mean is .98.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

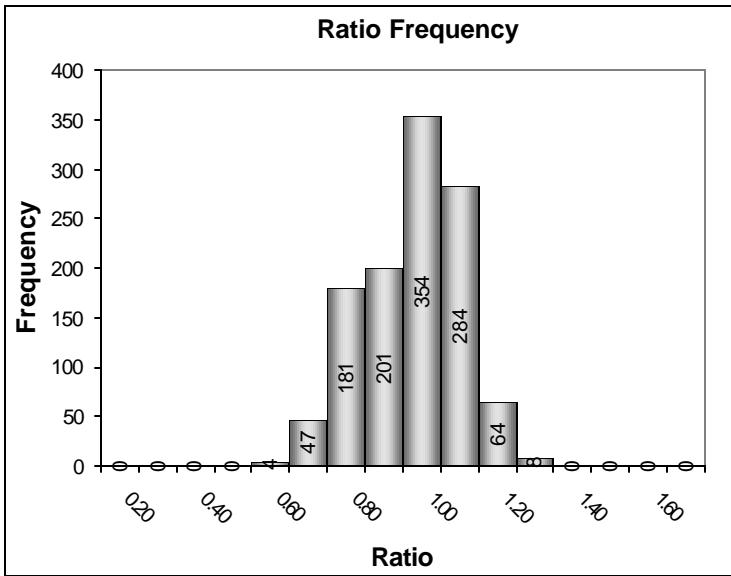
It is difficult to draw valid conclusions when the sales count is low.

Above Grade Living Area	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
<1001	48	0.880	0.950	7.9%	0.907	0.993
1001-1300	191	0.902	0.973	7.9%	0.954	0.992
1301-1500	231	0.904	0.976	8.0%	0.957	0.994
1501-1800	222	0.912	0.985	7.9%	0.967	1.003
1801-2000	124	0.914	0.987	8.0%	0.961	1.013
2001-2500	160	0.906	0.976	7.7%	0.954	0.999
2501-3000	94	0.924	0.989	7.1%	0.967	1.012
>3000	73	0.924	0.985	6.7%	0.957	1.013
View Y/N	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
N	1041	0.909	0.979	7.7%	0.971	0.988
Y	102	0.917	0.988	7.7%	0.960	1.016
Wft Y/N	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
N	1143	0.910	0.980	7.7%	0.972	0.988
Sub	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
12	431	0.910	0.982	7.9%	0.969	0.995
13	712	0.910	0.979	7.6%	0.969	0.990
Lot Size	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
<3000	78	0.913	0.985	7.9%	0.955	1.015
05001-08000	269	0.918	0.985	7.3%	0.968	1.001
03000-05000	53	0.916	0.989	8.0%	0.956	1.021
08001-12000	542	0.908	0.978	7.7%	0.966	0.990
12001-16000	136	0.906	0.977	7.9%	0.955	1.000
16001-30000	48	0.897	0.968	7.9%	0.931	1.004
>30000	17	0.928	1.003	8.0%	0.945	1.060

# Annual Update Ratio Study Report (Before)

## 2005 Assessments

<b>District/Team:</b> NE Team 2	<b>Lien Date:</b> 01/01/2005	<b>Date of Report:</b> 2/27/2006	<b>Sales Dates:</b> 1/2003 - 12/2005
<b>Area</b> Crossroads/Rosemont	<b>Appr ID:</b> JPIE	<b>Property Type:</b> 1 to 3 Unit Residences	<b>Adjusted for time?:</b> No
<b>SAMPLE STATISTICS</b>			
<b>Sample size (n)</b>	1143		
<b>Mean Assessed Value</b>	378,800		
<b>Mean Sales Price</b>	416,100		
<b>Standard Deviation AV</b>	122,206		
<b>Standard Deviation SP</b>	141,481		
<b>ASSESSMENT LEVEL</b>			
<b>Arithmetic Mean Ratio</b>	0.926		
<b>Median Ratio</b>	0.946		
<b>Weighted Mean Ratio</b>	0.910		
<b>UNIFORMITY</b>			
<b>Lowest ratio</b>	0.573		
<b>Highest ratio:</b>	1.250		
<b>Coefficient of Dispersion</b>	10.96%		
<b>Standard Deviation</b>	0.127		
<b>Coefficient of Variation</b>	13.72%		
<b>Price Related Differential (PRD)</b>	1.018		
<b>RELIABILITY</b>			
<b>95% Confidence: Median</b>			
Lower limit	0.935		
Upper limit	0.956		
<b>95% Confidence: Mean</b>			
Lower limit	0.919		
Upper limit	0.934		
<b>SAMPLE SIZE EVALUATION</b>			
<b>N (population size)</b>	6146		
<b>B (acceptable error - in decimal)</b>	0.05		
<b>S (estimated from this sample)</b>	0.127		
<b>Recommended minimum:</b>	26		
<b>Actual sample size:</b>	1143		
<b>Conclusion:</b>	OK		
<b>NORMALITY</b>			
<b>Binomial Test</b>			
# ratios below mean:	508		
# ratios above mean:	635		
Z:	3.756		
<b>Conclusion:</b>	Non-normal		



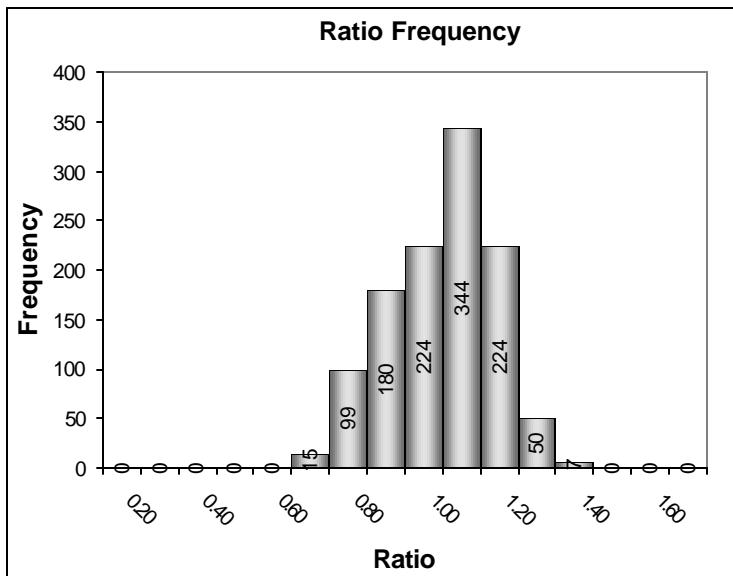
### COMMENTS:

1 to 3 Unit Residences throughout area 91

# Annual Update Ratio Study Report (After)

## 2006 Assessments

<b>District/Team:</b> NE Team 2	<b>Lien Date:</b> 01/01/2006	<b>Date of Report:</b> 2/27/2006	<b>Sales Dates:</b> 1/2003 - 12/2005
<b>Area</b> Crossroads/Rosemont	<b>Appr ID:</b> JPIE	<b>Property Type:</b> 1 to 3 Unit Residences	<b>Adjusted for time?:</b> No
<b>SAMPLE STATISTICS</b>			
<b>Sample size (n)</b>	1143		
<b>Mean Assessed Value</b>	407,900		
<b>Mean Sales Price</b>	416,100		
<b>Standard Deviation AV</b>	128,840		
<b>Standard Deviation SP</b>	141,481		
<b>ASSESSMENT LEVEL</b>			
<b>Arithmetic Mean Ratio</b>	0.999		
<b>Median Ratio</b>	1.017		
<b>Weighted Mean Ratio</b>	0.980		
<b>UNIFORMITY</b>			
<b>Lowest ratio</b>	0.618		
<b>Highest ratio:</b>	1.348		
<b>Coefficient of Dispersion</b>	10.96%		
<b>Standard Deviation</b>	0.137		
<b>Coefficient of Variation</b>	13.71%		
<b>Price Related Differential (PRD)</b>	1.019		
<b>RELIABILITY</b>			
<b>95% Confidence: Median</b>			
Lower limit	1.007		
Upper limit	1.030		
<b>95% Confidence: Mean</b>			
Lower limit	0.991		
Upper limit	1.007		
<b>SAMPLE SIZE EVALUATION</b>			
<b>N (population size)</b>	6146		
<b>B (acceptable error - in decimal)</b>	0.05		
<b>S (estimated from this sample)</b>	0.137		
<b>Recommended minimum:</b>	30		
<b>Actual sample size:</b>	1143		
<b>Conclusion:</b>	OK		
<b>NORMALITY</b>			
<b>Binomial Test</b>			
# ratios below mean:	514		
# ratios above mean:	629		
Z:	3.402		
<b>Conclusion:</b>	Non-normal		



### COMMENTS:

1 to 3 Unit Residences throughout area 91

Both assessment level and uniformity have been improved by application of the recommended values.

## **Glossary for Improved Sales**

### **Condition: Relative to Age and Grade**

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

### **Residential Building Grades**

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present.
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

***Improved Sales Used in this Annual Update Analysis***  
**Area 91**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
012	329830	0692	7/26/05	\$282,000	860	0	6	1967	3	11500	N	N	1514 164TH AV NE
012	329820	0590	12/28/05	\$339,500	940	0	6	1959	4	7500	N	N	1015 165TH PL NE
012	329820	1260	12/6/05	\$346,000	940	0	6	1959	4	7630	N	N	942 168TH AV NE
012	329820	1190	8/17/05	\$300,000	940	0	6	1959	4	7500	N	N	1036 167TH PL NE
012	329820	1110	10/25/04	\$279,000	940	0	6	1959	4	7560	N	N	929 168TH AV NE
012	329820	1420	11/11/03	\$220,000	940	0	6	1959	4	7500	N	N	16410 NE 12TH ST
012	329820	1520	3/31/03	\$220,000	940	0	6	1959	4	7300	N	N	16668 NE 12TH ST
012	329820	1530	1/28/03	\$220,480	940	0	6	1959	4	7300	N	N	16672 NE 12TH ST
012	329830	0210	4/18/03	\$235,000	940	0	6	1959	4	7590	N	N	1379 165TH AV NE
012	329830	0330	3/5/03	\$224,500	940	0	6	1959	3	8250	N	N	16422 NE 13TH ST
012	329820	1560	6/1/05	\$313,000	990	0	6	1959	5	7800	N	N	16762 NE 12TH ST
012	329820	0480	4/26/05	\$310,000	990	0	6	1959	4	7200	N	N	804 165TH AV NE
012	329820	1030	4/21/05	\$305,600	990	0	6	1959	5	7200	N	N	922 167TH AV NE
012	329820	0220	4/5/05	\$225,000	990	0	6	1959	3	6975	N	N	872 164TH PL NE
012	329820	0800	11/12/04	\$299,500	990	0	6	1959	5	7500	N	N	911 167TH AV NE
012	329820	0540	4/28/04	\$230,000	990	0	6	1959	3	7200	N	N	921 166TH AV NE
012	329820	0760	3/1/04	\$258,250	990	0	6	1959	5	7500	N	N	916 166TH AV NE
012	329820	0190	11/14/03	\$235,000	990	0	6	1959	4	7500	N	N	854 164TH PL NE
012	329820	0730	9/9/03	\$240,000	990	0	6	1959	5	7500	N	N	934 166TH AV NE
012	329820	1270	4/26/03	\$226,500	990	0	6	1959	4	7700	N	N	936 168TH AV NE
012	329820	0650	3/10/03	\$225,000	990	0	6	1959	4	7700	N	N	16511 NE 12TH ST
012	329830	0150	4/29/04	\$245,000	990	0	6	1959	3	7178	N	N	16504 NE 13TH ST
012	329830	0430	12/31/03	\$245,000	990	0	6	1959	3	7590	N	N	1372 164TH PL NE
012	329830	0400	9/10/03	\$239,000	990	0	6	1959	4	7590	N	N	1352 164TH PL NE
012	329820	0070	6/25/04	\$284,000	1080	0	6	1959	4	5400	N	N	16409 NE 10TH PL
012	329830	0390	9/30/05	\$278,000	1100	0	6	1959	4	6900	N	N	1344 164TH PL NE
012	329830	0350	6/26/03	\$232,000	1110	0	6	1959	4	7590	N	N	1318 164TH PL NE
012	329820	0240	6/18/03	\$243,000	1120	0	6	1959	4	4950	N	N	884 164TH PL NE
012	329820	0270	2/27/04	\$239,900	1170	0	6	1959	3	8800	N	N	863 164TH PL NE
012	329820	1380	10/21/05	\$328,000	1210	0	6	1959	4	7875	N	N	16617 NE 9TH ST

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**Area 91**  
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<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
012	329820	0970	9/14/05	\$312,000	1210	0	6	1959	3	7000	N	N	1016 166TH PL NE
012	329820	0550	5/4/05	\$310,000	1210	0	6	1959	5	7700	N	N	927 166TH AV NE
012	329820	1410	9/15/04	\$273,935	1210	0	6	1959	5	8200	N	N	16404 NE 12TH ST
012	329820	0860	12/4/03	\$240,000	1210	0	6	1959	4	8000	N	N	1011 166TH PL NE
012	329820	0770	10/24/03	\$247,000	1210	0	6	1959	5	7500	N	N	910 166TH AV NE
012	329820	0550	3/27/03	\$230,800	1210	0	6	1959	5	7700	N	N	927 166TH AV NE
012	329820	0780	3/17/03	\$225,000	1210	0	6	1959	4	8000	N	N	16608 NE 9TH ST
012	329820	1130	2/20/03	\$228,000	1210	0	6	1959	4	9775	N	N	941 168TH AV NE
012	329830	0250	3/13/03	\$215,950	1210	0	6	1959	4	7590	N	N	1353 165TH AV NE
012	329820	1140	11/10/04	\$250,000	1220	0	6	1959	5	10200	N	N	1005 167TH PL NE
012	329820	0440	8/9/05	\$310,000	1240	0	6	1959	4	7200	N	N	828 165TH AV NE
012	329820	0810	5/25/04	\$264,000	1240	0	6	1959	4	7500	N	N	917 167TH AV NE
012	329830	0280	10/27/05	\$330,000	1260	0	6	1959	4	7590	N	N	1333 165TH AV NE
012	329820	0380	5/11/04	\$276,000	1270	0	6	1959	4	7200	N	N	928 164TH PL NE
012	329820	0520	11/21/03	\$220,000	1270	0	6	1959	4	7200	N	N	909 166TH AV NE
012	329830	0480	12/23/04	\$298,900	1270	0	6	1959	5	7638	N	N	16420 NE 15TH ST
012	329830	0300	10/7/04	\$279,000	1270	0	6	1959	5	7590	N	N	1319 165TH AV NE
012	329820	1060	11/21/05	\$332,000	1280	0	6	1959	4	8000	N	N	904 167TH AV NE
012	329830	0130	9/13/04	\$310,000	1340	0	6	1959	5	6200	N	N	1322 165TH AV NE
012	329830	0360	2/9/04	\$269,500	1370	0	6	1959	4	7590	N	N	1324 164TH PL NE
012	252505	9016	10/14/05	\$359,000	1400	0	6	1968	3	10454	N	N	908 164TH AV NE
012	329820	1490	7/16/04	\$300,000	1500	0	6	1959	4	7300	N	N	16648 NE 12TH ST
012	403850	0210	8/14/03	\$276,000	926	0	7	1959	4	8610	N	N	16416 NE 6TH ST
012	403910	0210	8/16/05	\$435,000	960	800	7	1963	4	7260	N	N	1232 170TH AV NE
012	404020	0150	6/22/04	\$360,000	1000	500	7	1964	5	12000	N	N	468 145TH PL NE
012	403770	0055	5/20/04	\$317,400	1020	0	7	1959	4	9120	N	N	15942 MAIN ST
012	403770	0180	1/2/04	\$266,000	1020	670	7	1958	4	8736	N	N	16220 MAIN ST
012	403780	0215	7/9/03	\$277,475	1020	0	7	1958	5	8250	N	N	16242 NE 2ND ST
012	403820	0620	12/1/04	\$309,900	1020	690	7	1959	3	8800	N	N	15604 NE 1ST PL
012	403820	0430	9/15/04	\$317,500	1020	780	7	1959	3	8475	N	N	15743 NE 1ST ST
012	403820	0490	8/26/03	\$305,000	1020	970	7	1959	4	7950	N	N	63 158TH PL NE

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**Area 91**  
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012	403850	0400	8/3/05	\$380,000	1020	970	7	1959	4	6800	N	N	16501 NE 5TH ST
012	403850	0800	1/22/04	\$278,450	1020	890	7	1959	3	7980	N	N	550 166TH AV NE
012	156080	0270	6/29/04	\$359,500	1030	1010	7	1962	4	8480	N	N	15215 NE 7TH PL
012	156080	0290	12/22/03	\$350,000	1030	1010	7	1962	4	8560	N	N	15305 NE 7TH PL
012	156080	0190	10/1/03	\$309,000	1030	1030	7	1962	4	6930	N	N	612 153RD AV NE
012	403770	0025	7/8/04	\$360,000	1030	940	7	1959	4	8480	N	N	15945 NE 1ST ST
012	403770	0100	2/27/03	\$275,000	1030	0	7	1958	4	9072	N	N	16217 NE 1ST ST
012	403820	1120	9/17/04	\$313,000	1030	820	7	1959	3	8800	N	N	105 158TH PL NE
012	403820	0960	8/20/04	\$331,500	1030	940	7	1959	4	8140	N	N	15871 NE 1ST ST
012	403820	0070	7/13/04	\$276,000	1040	0	7	1959	4	8287	N	N	122 156TH AV NE
012	403820	0770	7/14/03	\$276,000	1050	990	7	1959	4	12070	N	N	15662 MAIN ST
012	403770	0015	1/9/03	\$274,950	1080	990	7	1959	4	9525	N	N	15929 NE 1ST ST
012	403780	0345	2/10/04	\$272,500	1080	780	7	1958	3	8640	N	N	108 164TH AV NE
012	404010	0300	12/29/05	\$508,000	1080	1080	7	1962	4	5220	N	N	14517 NE 3RD ST
012	404010	0300	2/9/05	\$410,000	1080	1080	7	1962	4	5220	N	N	14517 NE 3RD ST
012	404080	0050	11/3/03	\$250,000	1090	0	7	1966	3	8400	N	N	16828 NE 14TH ST
012	404010	0650	10/21/04	\$380,000	1110	1110	7	1963	4	8030	N	N	214 145TH PL NE
012	404010	0430	5/25/05	\$410,000	1110	1110	7	1962	4	9085	N	N	14528 NE 1ST ST
012	404020	0220	11/4/04	\$354,000	1110	1110	7	1963	3	8000	N	N	465 147TH PL NE
012	403870	0340	9/29/05	\$345,000	1120	900	7	1960	3	8964	N	N	16801 NE 6TH PL
012	404080	0650	5/18/04	\$325,000	1140	950	7	1963	4	9350	N	N	16921 NE 12TH ST
012	403850	0530	7/14/05	\$415,000	1150	1030	7	1959	4	7935	N	N	608 165TH AV NE
012	403870	0700	5/18/04	\$349,950	1150	1080	7	1960	4	8560	N	N	16865 NE 6TH ST
012	403770	0135	5/20/04	\$275,000	1170	570	7	1958	3	8250	N	N	71 164TH AV NE
012	403770	0240	3/30/04	\$285,000	1170	400	7	1958	4	9825	N	N	16200 NE 1ST ST
012	403780	0200	5/17/05	\$391,000	1170	400	7	1958	4	9375	N	N	16260 NE 2ND ST
012	403780	0280	10/18/04	\$324,900	1170	370	7	1958	4	7875	N	N	16014 NE 2ND ST
012	403820	0610	8/24/05	\$432,000	1170	400	7	1959	4	8250	N	N	15612 NE 1ST PL
012	403820	0790	4/28/03	\$293,168	1170	420	7	1959	4	7700	N	N	15650 MAIN ST
012	403850	0370	11/23/05	\$480,000	1170	580	7	1959	5	7777	Y	N	405 166TH AV NE
012	403850	0360	2/23/04	\$300,000	1170	350	7	1959	4	8000	N	N	16428 NE 4TH ST

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012	403850	0180	3/5/03	\$275,500	1170	400	7	1959	3	8625	N	N	617 165TH AV NE
012	403870	0560	12/2/05	\$468,500	1170	500	7	1960	4	8560	Y	N	17128 NE 5TH PL
012	403870	0200	11/14/05	\$430,000	1170	500	7	1960	4	9240	N	N	611 170TH PL NE
012	403870	0110	10/12/05	\$440,000	1170	500	7	1960	4	8250	N	N	601 168TH AV NE
012	403870	0030	7/21/05	\$403,900	1170	500	7	1960	4	11136	N	N	16812 NE 6TH PL
012	403870	0250	3/31/04	\$346,000	1170	580	7	1960	5	8560	Y	N	16834 NE 6TH ST
012	404020	0510	5/27/05	\$390,000	1170	1080	7	1963	4	8000	N	N	502 147TH AV NE
012	329820	0980	1/27/04	\$289,000	1180	0	7	1998	3	7350	N	N	1010 166TH PL NE
012	403770	0040	3/25/03	\$270,000	1180	940	7	1958	4	8720	N	N	15967 NE 1ST ST
012	403820	0060	4/16/05	\$340,000	1180	970	7	1959	3	9014	N	N	130 156TH AV NE
012	572801	0160	4/19/03	\$280,000	1190	600	7	1973	4	7280	N	N	508 154TH AV NE
012	403870	0790	11/7/05	\$499,500	1200	550	7	1961	4	8250	Y	N	17166 NE 5TH ST
012	572801	0010	11/16/04	\$370,000	1200	1080	7	1972	3	7980	N	N	521 154TH AV NE
012	403890	0310	4/2/04	\$298,900	1210	0	7	1962	4	8250	N	N	865 170TH PL NE
012	403770	0087	8/31/04	\$285,000	1220	0	7	1958	3	8216	N	N	80 159TH PL NE
012	403860	0480	3/23/05	\$439,000	1220	1130	7	1961	4	8610	N	N	16503 NE 1ST ST
012	403880	0470	5/25/05	\$529,000	1220	570	7	1961	4	7700	Y	N	411 172ND PL NE
012	404080	0030	5/21/04	\$264,950	1220	0	7	1966	4	8400	N	N	16906 NE 14TH ST
012	404080	0280	8/23/04	\$281,500	1220	0	7	1965	4	6305	N	N	1228 168TH AV NE
012	403780	0020	3/12/04	\$305,000	1230	940	7	1959	3	8610	N	N	16035 NE 2ND ST
012	404080	0350	6/14/05	\$315,000	1230	0	7	1966	3	14140	N	N	16925 NE 14TH ST
012	404080	0370	9/8/03	\$265,000	1230	0	7	1963	3	7500	N	N	1241 169TH PL NE
012	331650	0310	4/21/05	\$400,000	1240	500	7	1976	3	42204	N	N	16000 NE 4TH ST
012	403780	0145	9/23/03	\$270,000	1240	0	7	1958	4	9102	N	N	16209 NE 3RD ST
012	403800	0135	10/13/04	\$300,000	1240	0	7	1958	4	10005	N	N	16204 NE 3RD ST
012	403870	0970	6/25/03	\$356,000	1240	1190	7	1960	4	8800	N	N	17145 NE 5TH PL
012	194490	0090	12/12/03	\$265,000	1250	0	7	1966	4	10530	N	N	4 151ST PL NE
012	404080	0520	6/2/05	\$335,000	1250	0	7	1963	4	7760	N	N	1212 169TH PL NE
012	403770	0170	4/15/04	\$250,000	1260	0	7	1958	4	10208	N	N	16238 MAIN ST
012	403820	0650	1/21/05	\$284,300	1260	0	7	1959	3	7700	N	N	15619 NE 1ST PL
012	403820	0320	10/8/03	\$255,500	1270	0	7	1959	4	8400	N	N	15734 NE 1ST ST

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012	404060	0430	1/27/04	\$318,000	1270	1270	7	1962	3	8250	N	N	15232 NE 3RD PL
012	403880	0310	4/6/05	\$590,000	1290	1210	7	1961	5	8800	Y	N	17111 NE 5TH ST
012	403880	0610	1/29/05	\$330,000	1290	500	7	1961	3	11297	N	N	511 171ST PL NE
012	403780	0295	11/11/03	\$315,000	1300	960	7	1958	3	8640	N	N	310 164TH AV NE
012	403820	0710	8/5/03	\$258,990	1300	0	7	1959	3	9144	N	N	15715 NE 1ST PL
012	403820	0380	7/23/03	\$240,000	1300	0	7	1959	4	8250	N	N	15703 NE 1ST ST
012	403820	0730	7/22/03	\$269,000	1300	0	7	1959	4	10890	N	N	15729 NE 1ST PL
012	404040	0360	12/20/05	\$342,300	1300	0	7	1960	3	8250	N	N	140 155TH AV NE
012	194490	0240	9/8/05	\$415,000	1310	440	7	1966	3	9345	N	N	5 151ST PL NE
012	403820	0740	9/12/05	\$373,000	1310	0	7	1959	5	9690	N	N	15735 NE 1ST PL
012	403820	0740	12/10/04	\$320,450	1310	0	7	1959	5	9690	N	N	15735 NE 1ST PL
012	403850	0050	9/29/05	\$390,373	1310	0	7	1959	3	7125	N	N	621 164TH AV NE
012	403870	0270	1/24/05	\$350,000	1310	0	7	1960	4	9072	N	N	16818 NE 6TH ST
012	403800	0055	10/12/04	\$309,950	1320	0	7	1959	4	7076	N	N	16240 NE 3RD PL
012	403850	0740	2/10/03	\$264,000	1320	0	7	1959	4	8175	N	N	648 166TH AV NE
012	403870	0920	9/24/04	\$525,000	1320	1030	7	1960	4	8800	Y	N	17115 NE 5TH PL
012	404010	0030	5/27/05	\$429,000	1320	480	7	1962	3	8103	N	N	309 145TH AV NE
012	404010	0570	2/5/03	\$280,400	1320	570	7	1962	3	7875	N	N	14519 NE 4TH ST
012	404060	0340	3/23/05	\$470,300	1320	740	7	1962	5	9240	N	N	15219 NE 3RD PL
012	156080	0070	5/21/03	\$338,000	1330	1200	7	1962	4	8008	N	N	15201 NE 6TH PL
012	194490	0150	2/25/03	\$267,000	1330	660	7	1966	4	8190	N	N	46 151ST PL NE
012	403780	0290	5/4/05	\$348,400	1330	0	7	1958	4	9840	N	N	318 164TH AV NE
012	403900	0380	4/8/04	\$355,500	1330	0	7	1962	4	8250	N	N	828 172ND AV NE
012	404050	0270	2/9/04	\$254,000	1330	0	7	1961	4	8250	N	N	15321 NE 1ST ST
012	403770	0305	10/13/05	\$360,000	1340	0	7	1958	4	10400	N	N	16265 NE 2ND ST
012	403770	0010	10/5/05	\$445,000	1340	1340	7	1958	3	8880	N	N	15921 NE 1ST ST
012	403780	0015	10/27/05	\$350,000	1340	1250	7	1958	3	8610	N	N	16029 NE 2ND ST
012	403800	0005	1/25/05	\$311,500	1340	0	7	1958	4	9797	N	N	16032 NE 3RD PL
012	403850	0240	10/25/04	\$246,000	1340	0	7	1959	3	10200	N	N	16415 NE 6TH ST
012	403850	0420	4/22/04	\$305,000	1340	0	7	1959	4	6230	N	N	505 165TH AV NE
012	404010	0340	4/27/04	\$345,900	1350	540	7	1962	4	7975	N	N	14516 NE 2ND PL

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012	404040	0230	12/18/03	\$292,100	1350	670	7	1961	4	8250	N	N	123 155TH AV NE
012	404060	0070	7/22/04	\$333,000	1350	700	7	1961	4	5950	N	N	15236 NE 1ST PL
012	404060	0070	2/11/03	\$296,000	1350	700	7	1961	4	5950	N	N	15236 NE 1ST PL
012	403850	0280	12/12/05	\$361,000	1360	0	7	1960	3	7140	N	N	438 164TH AV NE
012	403850	0280	8/21/03	\$255,990	1360	0	7	1960	3	7140	N	N	438 164TH AV NE
012	404010	0420	3/22/05	\$405,000	1360	810	7	1962	4	12300	N	N	104 145TH AV NE
012	404020	0230	8/16/04	\$328,250	1360	670	7	1963	3	8800	N	N	14724 NE 4TH PL
012	404050	0070	6/11/04	\$365,000	1360	800	7	1961	4	7920	N	N	140 NE 154TH PL
012	404010	0760	12/20/05	\$425,000	1370	600	7	1962	3	7560	N	N	12 145TH PL NE
012	404080	0380	4/8/05	\$349,500	1370	0	7	1963	4	7500	N	N	1231 169TH PL NE
012	403850	0870	2/11/05	\$379,000	1380	920	7	1959	4	8250	N	N	412 166TH AV NE
012	404010	0560	5/1/03	\$285,000	1380	700	7	1962	4	8364	N	N	317 145TH PL NE
012	404020	0300	7/1/05	\$450,150	1390	700	7	1964	4	7171	N	N	14522 NE 4TH ST
012	404050	0250	5/8/03	\$269,000	1390	800	7	1961	3	8250	N	N	15309 NE 1ST ST
012	403850	0490	7/5/05	\$385,000	1400	0	7	1959	4	7425	N	N	632 165TH AV NE
012	403850	0600	6/9/04	\$336,000	1400	0	7	1959	5	7700	N	N	16518 NE 5TH ST
012	403860	0460	9/2/03	\$425,000	1400	1170	7	1961	5	10488	N	N	16513 NE 1ST ST
012	404060	0230	11/15/05	\$424,950	1400	0	7	1961	3	8250	N	N	137 152ND PL NE
012	404060	0230	1/14/03	\$260,000	1400	0	7	1961	3	8250	N	N	137 152ND PL NE
012	156080	0170	10/7/04	\$315,000	1410	0	7	1962	4	7725	N	N	15222 NE 7TH PL
012	156080	0370	4/29/03	\$225,500	1410	0	7	1962	3	7650	N	N	15304 NE 7TH PL
012	156080	0040	3/27/03	\$295,000	1410	0	7	1962	4	8750	N	N	15219 NE 6TH PL
012	403850	0920	5/29/03	\$307,500	1410	570	7	1957	4	8250	N	N	421 167TH AV NE
012	404060	0140	5/19/04	\$360,000	1410	700	7	1961	5	8325	N	N	106 153RD PL NE
012	404020	0250	9/28/05	\$435,000	1420	720	7	1964	3	7700	N	N	14708 NE 4TH PL
012	404050	0240	9/2/03	\$275,500	1430	0	7	1961	4	9020	N	N	15303 NE 1ST ST
012	403880	0420	5/24/05	\$458,000	1440	910	7	1961	4	5415	Y	N	17235 NE 4TH ST
012	403910	0220	11/2/04	\$367,000	1440	1100	7	1963	4	8250	N	N	1224 170TH AV NE
012	403860	0070	9/22/03	\$335,000	1450	670	7	1961	4	8250	N	N	107 165TH AV NE
012	404020	0550	6/28/04	\$315,000	1450	810	7	1966	3	6380	N	N	510 147TH PL NE
012	404060	0480	4/1/05	\$365,000	1450	920	7	1962	3	7420	N	N	15222 NE 4TH PL

***Improved Sales Used in this Annual Update Analysis***  
**Area 91**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
012	156080	0080	8/4/05	\$485,000	1460	1060	7	1962	3	5200	N	N	651 152ND AV NE
012	403880	0650	4/16/03	\$370,000	1460	1300	7	1962	3	13320	Y	N	437 171ST PL NE
012	403780	0210	10/22/04	\$344,800	1480	0	7	1958	4	8470	N	N	16248 NE 2ND ST
012	404020	0170	12/13/04	\$316,000	1480	0	7	1964	4	7700	N	N	14607 NE 5TH ST
012	403780	0285	6/22/05	\$349,999	1490	0	7	1958	5	8249	N	N	204 160TH AV NE
012	404040	0160	11/22/04	\$355,000	1500	450	7	1960	4	8800	N	N	313 155TH AV NE
012	404080	0080	8/30/04	\$270,000	1500	0	7	1966	4	7700	N	N	1406 168TH AV NE
012	403800	0120	7/2/03	\$255,000	1540	0	7	1958	3	7875	N	N	16048 NE 3RD ST
012	403870	0050	10/9/03	\$252,900	1540	0	7	1960	4	8910	N	N	610 168TH AV NE
012	194490	0110	10/21/04	\$280,000	1560	0	7	1966	3	8190	N	N	20 151ST PL NE
012	331690	0080	6/7/05	\$484,000	1560	340	7	1964	5	9500	N	N	412 156TH PL NE
012	403880	0440	12/1/04	\$460,000	1560	1200	7	1961	4	7575	Y	N	17228 NE 4TH ST
012	403780	0315	4/14/03	\$258,500	1590	0	7	1958	3	8640	N	N	210 164TH AV NE
012	403850	0970	6/17/03	\$280,000	1590	0	7	1959	4	9350	N	N	513 167TH AV NE
012	404080	0510	4/6/04	\$295,000	1600	0	7	1963	4	8160	N	N	1220 169TH PL NE
012	403780	0090	8/23/04	\$312,000	1620	0	7	1958	4	9486	N	N	16259 NE 2ND ST
012	403830	0160	5/4/05	\$322,000	1640	0	7	1960	4	9460	N	N	5 156TH AV NE
012	403850	1020	8/30/05	\$280,000	1650	0	7	1959	4	8175	N	N	623 167TH AV NE
012	404020	0540	2/19/03	\$359,500	1700	1160	7	1963	3	4950	N	N	516 147TH PL NE
012	403870	0540	11/20/03	\$319,500	1720	0	7	1960	4	8560	N	N	17140 NE 5TH PL
012	404060	0110	8/26/03	\$315,000	1730	0	7	1961	3	8509	N	N	124 152ND PL NE
012	403850	0560	1/25/05	\$315,000	1740	0	7	1959	3	9280	N	N	526 165TH AV NE
012	403910	0310	8/18/04	\$307,500	1760	0	7	1963	4	7140	N	N	1035 170TH PL NE
012	572801	0050	8/6/03	\$280,000	1780	0	7	1973	4	7350	N	N	427 154TH AV NE
012	279430	0030	4/4/05	\$580,000	1790	600	7	1955	3	36100	N	N	14416 NE 16TH ST
012	403880	0280	8/30/04	\$365,000	1790	0	7	1961	4	8250	Y	N	17129 NE 5TH ST
012	404040	0350	4/7/03	\$274,950	1790	0	7	1961	4	8250	N	N	134 155TH AV NE
012	403860	0180	2/21/03	\$280,000	1800	0	7	1960	3	8375	N	N	223 165TH AV NE
012	403870	0060	10/10/03	\$288,000	1800	0	7	1960	4	7315	N	N	618 168TH AV NE
012	403780	0310	11/15/05	\$390,000	1830	0	7	1958	4	9000	N	N	218 164TH AV NE
012	403870	0840	10/31/05	\$485,000	1840	580	7	1961	4	8800	Y	N	17136 NE 5TH ST

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**Area 91**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
012	403820	0040	8/29/05	\$449,000	1870	1040	7	1959	3	8669	N	N	310 156TH AV NE
012	156080	0550	9/19/05	\$425,000	1930	0	7	1962	3	8201	N	N	620 155TH PL NE
012	156080	0550	8/1/03	\$323,400	1930	0	7	1962	3	8201	N	N	620 155TH PL NE
012	404060	0170	3/15/04	\$389,000	1940	0	7	1962	4	8800	N	N	307 152ND PL NE
012	404050	0220	10/13/05	\$365,500	1958	0	7	1961	4	11832	N	N	147 NE 154TH PL
012	403850	0070	7/21/03	\$260,000	2090	0	7	1959	3	5830	N	N	614 164TH PL NE
012	404040	0090	11/30/04	\$425,000	2110	1420	7	1960	3	9020	N	N	15418 NE 3RD PL
012	404020	0440	3/18/04	\$310,000	2130	0	7	1964	3	5500	N	N	516 146TH AV NE
012	404040	0080	5/21/04	\$420,000	2130	0	7	1960	4	8120	N	N	15422 NE 3RD PL
012	403870	1020	9/12/05	\$600,000	2210	0	7	1960	3	8800	Y	N	17177 NE 5TH PL
012	403870	0330	12/28/05	\$560,000	2220	0	7	2001	3	7776	N	N	16715 NE 6TH PL
012	331650	0235	10/5/05	\$675,000	2420	730	7	1964	5	41486	N	N	16001 NE 6TH ST
012	331650	0235	7/22/04	\$500,000	2420	730	7	1964	5	41486	N	N	16001 NE 6TH ST
012	404010	0540	3/4/05	\$409,950	2470	0	7	1962	3	8176	N	N	303 145TH PL NE
012	156080	0440	2/9/04	\$387,000	2500	0	7	1962	4	5883	N	N	750 154TH PL NE
012	404010	0520	4/11/04	\$399,950	2540	0	7	1962	4	8176	N	N	215 145TH PL NE
012	885731	0100	12/16/03	\$240,000	600	1040	8	1967	4	1842	Y	N	214 167TH PL NE
012	885731	0020	9/30/05	\$201,000	660	630	8	1969	3	1646	N	N	210 168TH AV NE
012	885731	0010	6/30/04	\$209,950	660	630	8	1969	4	1749	N	N	208 NE 168TH ST
012	885731	0020	5/11/04	\$178,000	660	630	8	1969	3	1646	N	N	210 168TH AV NE
012	885720	0010	8/8/05	\$270,000	990	510	8	1967	3	1846	N	N	205 169TH AV NE
012	885730	0120	9/13/05	\$300,000	990	480	8	1967	4	1612	N	N	258 169TH AV NE
012	885730	0200	4/20/05	\$235,000	990	450	8	1967	3	1608	N	N	267 169TH AV NE
012	885730	0070	11/22/04	\$229,950	990	480	8	1967	3	1581	N	N	222 169TH AV NE
012	885730	0120	5/10/04	\$212,500	990	480	8	1967	4	1612	N	N	258 169TH AV NE
012	885730	0130	1/27/04	\$197,200	990	510	8	1967	3	1663	N	N	260 169TH AV NE
012	885730	0070	4/25/03	\$195,500	990	480	8	1967	3	1581	N	N	222 169TH AV NE
012	885730	0110	2/25/03	\$182,000	990	480	8	1967	3	1643	N	N	256 NE 169TH ST
012	885710	0040	5/3/04	\$175,000	1020	0	8	1967	3	1782	N	N	17118 NE 2ND PL
012	404080	0240	8/2/05	\$415,000	1070	1050	8	1963	3	7725	N	N	1205 169TH AV NE
012	885733	0040	12/7/04	\$263,500	1130	640	8	1974	4	2277	N	N	261 168TH AV NE

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**Area 91**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
012	156220	0420	2/5/03	\$310,000	1190	910	8	1966	3	8120	N	N	1531 150TH AV NE
012	885710	0220	9/13/05	\$270,000	1200	320	8	1967	3	1055	N	N	16932 NE 2ND PL
012	885710	0080	10/22/04	\$211,000	1200	40	8	1967	3	1055	N	N	17108 NE 2ND PL
012	885710	0170	5/18/04	\$200,750	1200	40	8	1967	3	1055	N	N	17016 NE 2ND PL
012	404080	0480	3/8/05	\$400,000	1210	1100	8	1963	5	6600	N	N	1246 169TH PL NE
012	261960	0070	12/13/05	\$460,000	1220	1110	8	1968	3	5775	N	N	14902 NE 10TH PL
012	156220	0030	6/6/05	\$385,000	1230	1200	8	1965	3	11880	N	N	14810 NE 15TH PL
012	403970	1300	4/9/04	\$489,500	1250	600	8	1969	5	9687	Y	N	439 173RD PL NE
012	505020	0070	2/18/03	\$297,000	1260	370	8	1983	3	14800	N	N	50 150TH PL NE
012	156080	0460	8/14/03	\$360,000	1280	690	8	1963	5	9900	N	N	664 154TH AV NE
012	156200	0260	11/4/05	\$451,500	1280	880	8	1965	3	7705	N	N	1204 150TH AV NE
012	885720	0080	12/5/05	\$306,600	1280	40	8	1967	3	1066	N	N	249 169TH AV NE
012	156200	0220	9/16/05	\$430,999	1290	1210	8	1964	4	7300	N	N	14828 NE 12TH ST
012	156200	0220	12/22/04	\$390,000	1290	1210	8	1964	4	7300	N	N	14828 NE 12TH ST
012	403900	0230	9/1/04	\$390,000	1290	1230	8	1962	5	10216	N	N	835 172ND AV NE
012	404080	0170	5/23/05	\$400,000	1300	0	8	1964	3	6500	N	N	1255 169TH AV NE
012	156210	0220	11/1/05	\$484,500	1320	1290	8	1965	4	13125	N	N	1319 151ST AV NE
012	885730	0100	9/23/05	\$212,500	1320	0	8	1967	3	1173	N	N	254 169TH AV NE
012	885730	0040	7/1/05	\$198,550	1320	0	8	1967	3	1311	N	N	216 169TH AV NE
012	885730	0020	11/19/04	\$188,800	1320	0	8	1967	3	1197	N	N	212 169TH AV NE
012	261960	0300	12/15/04	\$366,650	1340	1210	8	1968	4	6600	N	N	930 151ST PL NE
012	001120	0010	7/15/04	\$360,000	1350	0	8	1998	3	4791	N	N	15151 NE 8TH PL
012	404080	0250	2/5/03	\$264,000	1350	0	8	1963	3	8000	N	N	1204 168TH AV NE
012	885731	0170	11/29/04	\$230,000	1350	200	8	1967	3	2565	N	N	203 168TH AV NE
012	403890	0211	11/26/03	\$380,000	1370	1000	8	1962	4	9900	N	N	805 170TH PL NE
012	885710	0140	5/2/05	\$262,800	1370	40	8	1967	4	1340	N	N	17024 NE 2ND PL
012	885710	0140	9/15/03	\$231,000	1370	40	8	1967	4	1340	N	N	17024 NE 2ND PL
012	885710	0240	5/15/03	\$207,650	1370	320	8	1967	3	1197	N	N	16928 NE 2ND PL
012	885730	0210	7/26/05	\$339,700	1370	0	8	1967	3	919	N	N	265 169TH AV NE
012	403880	0030	8/16/05	\$600,000	1380	660	8	1961	4	10030	Y	N	17206 NE 7TH PL
012	261960	0330	2/17/05	\$382,500	1390	700	8	1968	3	8800	N	N	1000 151ST PL NE

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012	329600	0060	1/25/04	\$385,000	1390	1390	8	1962	3	15870	N	N	14866 NE 11TH PL
012	156220	0090	11/10/04	\$435,000	1420	670	8	1966	5	7290	N	N	14842 NE 16TH ST
012	403900	0410	10/5/04	\$359,000	1420	1340	8	1962	4	8800	Y	N	804 172ND AV NE
012	156220	0440	7/29/04	\$384,750	1430	750	8	1966	3	5880	N	N	1534 150TH AV NE
012	403890	0150	5/14/04	\$375,000	1430	1430	8	1962	4	8250	N	N	830 168TH PL NE
012	403910	0380	5/8/03	\$334,900	1430	850	8	1963	4	9180	N	N	1030 170TH PL NE
012	156200	0230	11/22/05	\$455,000	1440	750	8	1965	4	10710	N	N	14834 NE 12TH ST
012	403910	0170	11/13/03	\$364,000	1440	1020	8	1963	3	8250	N	N	1012 172ND AV NE
012	403970	0750	10/20/05	\$782,500	1450	980	8	1965	5	11022	Y	N	450 173RD PL NE
012	156200	0200	10/10/05	\$435,500	1460	570	8	1966	3	8549	N	N	14812 NE 12TH ST
012	261960	0130	12/15/05	\$450,000	1460	620	8	1971	4	8720	N	N	15015 NE 10TH PL
012	261960	0050	5/19/03	\$350,000	1460	700	8	1968	4	13334	N	N	14916 NE 10TH PL
012	403970	0480	3/12/03	\$399,500	1460	960	8	1973	4	9642	Y	N	257 174TH PL NE
012	403970	0300	3/20/03	\$438,000	1470	1370	8	1964	5	9606	Y	N	118 174TH PL NE
012	404080	0710	11/10/05	\$550,000	1480	1450	8	1963	5	7920	N	N	16820 NE 11TH PL
012	066340	0100	8/11/05	\$446,900	1490	0	8	1984	3	7927	N	N	629 151ST PL NE
012	403890	0140	4/22/04	\$435,250	1490	1430	8	1962	5	8250	N	N	904 168TH PL NE
012	885731	0030	7/16/04	\$260,000	1500	460	8	1969	3	1941	N	N	214 168TH AV NE
012	885731	0080	5/25/04	\$275,000	1500	510	8	1969	3	1982	N	N	232 168TH AV NE
012	885731	0120	10/27/04	\$389,000	1500	510	8	1967	5	1842	Y	N	218 167TH PL NE
012	885731	0120	2/2/04	\$376,000	1500	510	8	1967	5	1842	Y	N	218 167TH PL NE
012	156220	0400	6/25/04	\$358,000	1510	1210	8	1966	3	9775	N	N	14825 NE 15TH PL
012	403900	0050	12/2/05	\$445,000	1510	0	8	1962	4	8250	N	N	845 171ST PL NE
012	403900	0290	10/31/05	\$505,000	1520	990	8	1962	3	8571	N	N	17127 NE 8TH PL
012	001120	0430	5/11/05	\$420,000	1530	0	8	1998	3	2576	N	N	15043 NE 8TH PL
012	001120	0130	5/10/05	\$424,900	1530	0	8	1998	3	3696	N	N	15082 NE 8TH PL
012	001120	0140	3/8/05	\$392,000	1530	0	8	1998	3	3024	N	N	15078 NE 8TH PL
012	001120	0190	11/2/04	\$375,000	1530	0	8	1998	3	3024	N	N	15046 NE 8TH PL
012	001120	0250	9/25/03	\$328,000	1530	0	8	1998	3	3696	N	N	15026 NE 8TH PL
012	001120	0370	7/31/03	\$345,000	1530	0	8	1998	3	3696	N	N	15019 NE 8TH PL
012	001120	0290	7/19/03	\$325,000	1530	0	8	1998	3	3464	N	N	15012 NE 8TH PL

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012	403890	0270	1/26/05	\$370,000	1530	0	8	1962	4	8250	N	N	839 170TH PL NE
012	404080	0700	10/14/05	\$415,000	1560	0	8	1963	4	7920	N	N	16830 NE 11TH PL
012	279430	0070	6/22/04	\$645,000	1610	1610	8	2003	3	44431	N	N	14327 NE 16TH PL
012	127700	0260	6/2/04	\$315,000	1630	0	8	1999	3	3124	N	N	14790 NE 16TH ST
012	127700	0270	2/3/03	\$287,000	1630	0	8	1999	3	2317	N	N	14788 NE 16TH ST
012	403970	0520	10/4/04	\$340,000	1680	0	8	1967	3	9637	Y	N	409 174TH PL NE
012	403970	0400	5/6/04	\$570,000	1690	940	8	1972	4	10527	Y	N	119 174TH PL NE
012	066340	0130	7/5/05	\$430,000	1720	0	8	1984	4	7324	N	N	617 151ST PL NE
012	272505	9258	10/14/05	\$475,000	1720	1000	8	1979	4	15681	N	N	1403 143RD PL NE
012	156220	0380	10/20/04	\$369,900	1740	0	8	1965	4	8800	N	N	14813 NE 15TH PL
012	403890	0280	8/4/04	\$298,000	1750	0	8	1962	4	8030	N	N	845 170TH PL NE
012	403900	0100	11/9/04	\$340,000	1750	0	8	1962	4	7700	N	N	815 171ST PL NE
012	143350	0060	9/10/04	\$520,000	1760	980	8	1968	4	9750	N	N	1017 NE 147TH PL
012	156220	0080	7/3/03	\$321,000	1760	0	8	1965	3	11250	N	N	14836 NE 16TH ST
012	156210	0200	12/2/05	\$420,000	1800	0	8	1964	4	9075	N	N	15048 NE 13TH ST
012	403890	0230	6/29/04	\$329,000	1800	0	8	1962	4	8250	N	N	815 170TH PL NE
012	404080	0740	6/9/03	\$330,000	1800	0	8	1963	3	8800	N	N	16800 NE 11TH PL
012	738531	0030	9/14/05	\$505,000	1810	370	8	1977	4	13231	N	N	1301 141ST PL NE
012	403970	1280	4/14/05	\$540,000	1830	610	8	1974	4	9689	Y	N	423 173RD PL NE
012	261920	0060	9/2/03	\$325,000	1850	0	8	1981	4	11202	N	N	14809 NE 9TH PL
012	404080	0760	2/10/05	\$455,000	1870	0	8	1963	5	10125	N	N	16809 NE 11TH PL
012	389110	0188	7/13/05	\$470,000	1890	0	8	1973	4	9504	N	N	15239 NE 6TH ST
012	001120	0440	8/19/05	\$473,000	1910	0	8	1998	3	3696	N	N	15047 NE 8TH PL
012	001120	0160	8/3/05	\$476,000	1910	0	8	1998	3	3696	N	N	15074 NE 8TH PL
012	001120	0280	4/26/04	\$398,500	1910	0	8	1998	3	3696	N	N	15018 NE 8TH PL
012	066340	0140	9/22/03	\$379,500	1930	660	8	1984	3	7324	N	N	613 151ST PL NE
012	738520	0060	11/21/03	\$407,000	1930	470	8	1967	4	15038	N	N	14454 NE 12TH PL
012	156210	0020	2/20/04	\$335,500	1940	0	8	1964	3	7980	N	N	1330 151ST PL NE
012	156220	0450	2/25/04	\$335,000	1970	0	8	1966	3	9000	N	N	1548 150TH AV NE
012	261960	0340	2/7/05	\$400,000	1990	0	8	1968	4	8400	N	N	1008 151ST PL NE
012	403900	0060	10/27/05	\$420,000	1990	0	8	1962	4	8250	N	N	839 171ST PL NE

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**Area 91**  
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<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
012	329600	0210	6/30/04	\$390,000	2080	510	8	1972	3	17145	N	N	14811 NE 11TH PL
012	738531	0060	7/2/03	\$385,000	2180	0	8	1977	4	13200	N	N	1318 141ST PL NE
012	691872	0070	8/24/05	\$465,000	2220	0	8	1970	4	10400	N	N	313 146TH PL NE
012	143350	0030	1/10/03	\$407,000	2290	0	8	1973	4	13440	N	N	14714 NE 10TH ST
012	252505	9039	12/1/03	\$425,000	2290	0	8	2001	3	8383	N	N	16937 NORTHUP WY
012	331650	0175	10/3/03	\$530,000	2370	0	8	1989	3	37846	N	N	16240 NE 6TH ST
012	417831	0060	3/16/04	\$455,000	2430	0	8	1980	4	11200	N	N	912 145TH PL NE
012	331650	0165	5/7/03	\$475,000	2480	0	8	1978	3	37846	N	N	16220 NE 6TH ST
012	691872	0130	10/18/05	\$407,500	2480	0	8	1972	3	9200	N	N	271 146TH PL NE
012	691872	0120	2/17/05	\$444,000	2480	0	8	1972	3	9720	N	N	279 146TH PL NE
012	691872	0080	2/10/05	\$453,000	2480	0	8	1972	3	12000	N	N	309 146TH PL NE
012	691872	0110	6/14/04	\$402,000	2480	0	8	1972	3	9720	N	N	285 146TH PL NE
012	403970	0560	2/11/04	\$509,000	2520	0	8	1972	4	10140	Y	N	437 174TH PL NE
012	417831	0030	4/21/05	\$504,000	2520	0	8	1979	4	9000	N	N	905 145TH PL NE
012	403970	1290	8/23/05	\$625,000	2540	0	8	1974	4	9687	Y	N	431 173RD PL NE
012	691872	0030	4/4/05	\$500,000	2640	0	8	1972	3	7380	N	N	14612 NE 3RD ST
012	738531	0100	11/15/04	\$429,000	2650	0	8	1977	4	10962	N	N	1300 142ND PL NE
012	252505	9206	6/25/03	\$443,000	2800	0	8	2001	3	7522	N	N	16949 NORTHUP WY
012	272505	9048	7/24/03	\$558,800	2850	0	8	2002	3	16022	N	N	918 144TH AV NE
012	404060	0390	10/1/04	\$441,000	2920	0	8	1961	4	8250	N	N	15245 NE 3RD PL
012	272505	9332	11/12/03	\$600,000	2940	0	8	2003	3	11129	N	N	922 144TH AV NE
012	272505	9331	10/30/03	\$600,000	2940	0	8	2003	3	12549	N	N	920 144TH AV NE
012	262505	9295	3/10/03	\$540,000	3080	0	8	2002	3	10076	N	N	15020 NE 9TH PL
012	738532	0020	4/26/04	\$530,000	3410	0	8	1979	3	14100	N	N	1305 140TH PL NE
012	403970	0830	12/1/04	\$653,000	1250	970	9	1964	5	10200	Y	N	268 173RD PL NE
012	403970	0800	5/9/05	\$699,950	1390	1120	9	1966	5	9936	Y	N	416 173RD PL NE
012	934670	0140	1/26/04	\$390,000	1460	1480	9	1979	3	9900	N	N	218 142ND AV NE
012	934670	0130	2/10/04	\$430,000	1520	990	9	1978	4	11610	N	N	214 142ND AV NE
012	403970	0250	4/26/05	\$474,800	1560	1560	9	1967	4	9606	N	N	232 174TH PL NE
012	738520	0050	2/20/04	\$435,900	1580	1580	9	1967	4	11919	N	N	14444 NE 12TH PL
012	143370	0050	9/16/03	\$460,000	1610	1000	9	1978	4	13860	N	N	910 147TH PL NE

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012	885732	0310	10/19/05	\$533,500	1620	0	9	1979	4	2754	Y	N	107 168TH AV NE
012	885732	0100	8/20/04	\$329,950	1650	0	9	1979	4	2497	Y	N	22 168TH AV NE
012	885732	0350	5/9/05	\$299,000	1690	0	9	1979	4	2531	N	N	125 168TH AV NE
012	885732	0360	11/8/04	\$289,450	1690	0	9	1979	4	2391	N	N	129 168TH AV NE
012	885732	0350	8/21/03	\$265,000	1690	0	9	1979	4	2531	N	N	125 168TH AV NE
012	885732	0150	8/22/05	\$475,000	1730	0	9	1979	5	2722	Y	N	12 168TH AV NE
012	403970	0280	10/14/03	\$445,000	1760	1640	9	1971	4	9606	Y	N	206 174TH PL NE
012	403970	0450	5/14/04	\$530,000	1800	370	9	1970	4	9638	Y	N	235 174TH PL NE
012	885732	0130	3/4/04	\$330,500	1800	0	9	1979	4	2748	N	N	16 168TH AV NE
012	885732	0120	10/24/03	\$375,000	1800	0	9	1979	4	2819	Y	N	18 168TH AV NE
012	215980	0100	4/25/05	\$540,000	1980	1110	9	1981	4	11300	N	N	1201 141ST PL NE
012	403970	0880	3/26/04	\$625,000	1980	1680	9	1968	4	9680	Y	N	222 173RD PL NE
012	885732	0070	8/24/05	\$420,000	1980	0	9	1979	4	3128	N	N	114 168TH AV NE
012	885732	0340	8/3/04	\$284,570	1980	0	9	1979	4	3096	N	N	121 168TH AV NE
012	403970	0070	11/3/05	\$540,000	2110	0	9	1968	4	10290	N	N	632 174TH PL NE
012	215980	0120	9/21/04	\$578,980	2250	0	9	1980	4	13500	N	N	14203 NE 12TH PL
012	934670	0030	2/1/05	\$449,000	2260	0	9	1978	4	10800	N	N	209 141ST AV NE
012	143370	0020	4/14/03	\$445,000	2290	0	9	1978	4	13860	N	N	909 147TH PL NE
012	807830	0080	4/18/05	\$516,400	2320	0	9	1982	3	14356	N	N	1502 143RD AV NE
012	403970	0580	2/7/03	\$470,000	2330	1200	9	1970	3	11368	Y	N	451 174TH PL NE
012	934670	0080	7/29/03	\$416,000	2430	0	9	1978	3	9900	N	N	14109 NE 2ND ST
012	934670	0320	1/8/04	\$390,000	2460	0	9	1978	3	9296	N	N	211 142ND AV NE
012	885732	0030	1/5/04	\$314,000	2470	0	9	1979	4	2738	N	N	130 168TH AV NE
012	883990	0131	7/21/03	\$568,500	2480	0	9	1953	5	44280	N	N	14025 NE 6TH PL
012	143370	0010	8/26/05	\$530,000	2490	0	9	1978	4	13860	N	N	915 147TH PL NE
012	272505	9281	12/21/05	\$725,000	2490	0	9	1986	3	16117	N	N	14432 NE 16TH PL
012	807830	0020	9/13/05	\$576,000	2570	0	9	1980	3	13464	N	N	1409 143RD AV NE
012	331650	0110	2/20/03	\$490,000	2590	0	9	1979	3	36654	N	N	15808 NE 6TH ST
012	403970	0310	5/4/05	\$599,900	2690	700	9	1968	5	9606	Y	N	110 174TH PL NE
012	417830	0400	3/21/03	\$495,000	2710	0	9	1979	4	13515	N	N	14317 NE 10TH PL
012	807830	0100	3/7/03	\$480,000	2720	0	9	1980	3	13468	N	N	1406 143RD AV NE

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**Area 91**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
012	807830	0040	9/10/03	\$489,000	2740	0	9	1980	3	12240	N	N	1505 143RD AV NE
012	272505	9128	8/31/05	\$635,000	2880	0	9	1979	4	21344	N	N	1411 143RD PL NE
012	272505	9128	9/3/03	\$478,000	2880	0	9	1979	4	21344	N	N	1411 143RD PL NE
012	362505	9178	9/20/04	\$475,000	2891	0	9	1997	3	6757	N	N	12 174TH PL NE
012	934670	0260	7/20/05	\$627,000	3010	0	9	1978	4	12250	N	N	14103 NE 4TH ST
012	417830	0040	9/19/03	\$583,000	3080	0	9	1981	5	13870	N	N	1045 144TH AV NE
012	807830	0070	2/11/03	\$513,000	3090	0	9	1981	3	17200	N	N	1508 143RD AV NE
012	738531	0180	8/18/05	\$607,000	3150	0	9	1978	4	13200	N	N	1320 143RD PL NE
012	329600	0100	6/26/03	\$494,950	3710	0	9	1962	4	14705	N	N	15040 NE 11TH PL
012	331650	0095	2/26/04	\$620,000	3880	0	9	1979	4	36654	N	N	15708 NE 6TH ST
012	127700	0140	8/6/04	\$490,000	2230	1080	10	1999	3	4542	N	N	14685 NE 16TH ST
012	127700	0180	10/11/05	\$839,950	2250	1470	10	1998	3	7883	N	N	14695 NE 16TH ST
012	127700	0210	7/20/04	\$695,000	2570	1140	10	1999	3	6860	N	N	14741 NE 16TH ST
012	127700	0300	10/28/04	\$558,400	2580	0	10	1998	3	6753	N	N	14742 NE 16TH ST
012	127700	0300	7/18/03	\$499,000	2580	0	10	1998	3	6753	N	N	14742 NE 16TH ST
012	417830	0150	11/21/05	\$600,000	2810	0	10	1978	4	15369	N	N	1125 142ND PL NE
012	127700	0250	12/8/04	\$599,000	2880	0	10	1998	3	6631	N	N	14792 NE 16TH ST
012	417830	0410	7/15/04	\$595,000	2900	0	10	1982	4	12150	N	N	1003 144TH AV NE
012	127700	0010	10/28/04	\$545,000	2950	0	10	1998	3	6925	N	N	14716 NE 16TH ST
012	252505	9203	4/26/04	\$585,000	3120	0	10	1998	3	8730	N	N	16657 NORTHUP WY
012	066235	0130	4/21/04	\$619,000	3220	0	10	1999	3	7423	N	N	550 150TH PL NE
012	066235	0080	6/11/03	\$550,000	3240	0	10	1999	3	6573	N	N	452 150TH PL NE
012	883990	0235	7/15/04	\$795,000	3305	0	10	2000	3	16900	N	N	718 140TH AV NE
012	066235	0050	3/30/04	\$604,500	3400	0	10	1999	3	7452	N	N	405 150TH PL NE
012	262505	9270	7/21/04	\$799,977	3490	0	10	2001	3	8791	N	N	1020 148TH AV NE
012	262505	9292	2/24/03	\$765,000	3660	0	10	2001	3	7255	N	N	1022 148TH AV NE
012	417830	0250	5/5/04	\$655,000	3810	0	10	1987	3	13685	N	N	1023 141ST PL NE
012	179634	0080	11/5/04	\$672,656	3240	0	11	1992	3	9397	N	N	14036 NE 5TH ST
012	883990	0230	6/2/03	\$1,017,000	4205	0	12	2000	3	20800	N	N	738 140TH AV NE
013	810040	0140	10/17/03	\$287,500	1270	0	5	1937	5	11489	N	N	3054 172ND AV NE
013	142505	9074	7/12/05	\$375,000	720	0	6	1930	5	8496	N	N	16136 NE 51ST ST

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013	132505	9073	5/27/04	\$230,000	790	0	6	1918	5	9882	N	N	4035 WEST LAKE SAMMAMISH PW NE
013	313410	0101	2/16/05	\$317,000	1540	0	6	1945	3	17248	N	N	3530 172ND AV NE
013	252505	9089	12/10/03	\$276,000	1790	0	6	1940	5	13515	N	N	17223 NE 22ND CT
013	182800	1290	6/24/05	\$359,000	930	390	7	1970	4	9576	N	N	15703 NE 56TH WY
013	260040	0010	9/8/03	\$247,000	930	400	7	1955	3	9085	N	N	4211 162ND AV NE
013	182800	0990	3/11/04	\$294,000	950	440	7	1969	4	11310	N	N	15609 NE 56TH WY
013	541180	0300	8/1/05	\$316,000	990	0	7	1967	4	7275	N	N	5915 155TH AV NE
013	891710	0183	8/22/05	\$360,000	1020	1020	7	1968	3	12040	N	N	18445 NE 24TH ST
013	808780	0170	6/27/05	\$347,000	1050	710	7	1963	3	11000	N	N	5240 155TH AV NE
013	808780	0210	7/10/03	\$270,000	1060	740	7	1963	4	5520	N	N	5320 155TH AV NE
013	182800	0620	12/12/05	\$387,500	1110	0	7	1966	4	10875	N	N	5327 156TH DR NE
013	313410	0054	6/23/03	\$316,450	1140	340	7	1967	4	9600	N	N	3235 180TH AV NE
013	252505	9139	5/20/05	\$399,950	1150	520	7	1978	4	13068	N	N	17759 NE 24TH ST
013	808780	0010	4/22/05	\$420,000	1150	0	7	1963	4	9153	N	N	5427 156TH AV NE
013	808780	0410	3/25/04	\$272,199	1150	460	7	1963	3	7836	N	N	5309 155TH AV NE
013	808780	0080	11/21/03	\$295,000	1150	1120	7	1963	4	8588	N	N	5311 156TH AV NE
013	808780	0510	10/3/03	\$285,000	1150	1120	7	1963	4	8553	N	N	15527 156TH AV NE
013	808780	0460	8/28/03	\$265,000	1150	1120	7	1963	3	7600	N	N	5211 155TH AV NE
013	808780	0400	7/10/03	\$273,000	1150	800	7	1963	3	7350	N	N	5315 155TH AV NE
013	856300	0080	12/23/03	\$337,000	1160	600	7	1967	4	10200	N	N	17731 NE 13TH ST
013	856300	0060	12/1/03	\$330,000	1160	600	7	1967	3	10200	N	N	17713 NE 13TH ST
013	182800	1190	12/14/04	\$375,000	1180	500	7	1969	5	8760	N	N	5309 159TH AV NE
013	182800	1190	3/24/03	\$317,000	1180	500	7	1969	5	8760	N	N	5309 159TH AV NE
013	182800	0760	7/17/03	\$300,000	1180	360	7	1968	3	8400	N	N	15815 NE 53RD ST
013	182800	0680	1/6/05	\$383,500	1200	430	7	1968	4	9600	N	N	15609 NE 53RD ST
013	182800	0810	11/17/04	\$347,500	1200	340	7	1968	4	8400	N	N	15724 NE 53RD ST
013	182800	0140	9/29/05	\$439,000	1200	430	7	1967	3	8400	N	N	5424 159TH PL NE
013	327576	0120	4/1/04	\$279,000	1200	0	7	1972	4	8025	N	N	1831 172ND PL NE
013	327575	0040	7/15/03	\$317,000	1210	550	7	1968	3	7350	N	N	17240 NE 16TH PL
013	215500	0030	8/3/04	\$298,000	1220	500	7	1968	4	11000	N	N	5514 162ND AV NE
013	215500	0300	6/2/05	\$330,000	1220	500	7	1967	3	9600	N	N	5514 160TH AV NE

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013	215500	0120	11/11/03	\$315,000	1220	500	7	1967	4	9900	N	N	5607 162ND AV NE
013	808780	0380	12/5/03	\$303,950	1230	1130	7	1963	4	7350	N	N	5329 155TH AV NE
013	182800	1180	9/16/04	\$325,000	1240	0	7	1969	4	9116	N	N	5315 159TH AV NE
013	808780	0190	8/17/05	\$465,000	1240	1200	7	1963	4	9800	N	N	15514 NE 53RD PL
013	808780	0150	7/15/03	\$305,200	1240	670	7	1963	4	6675	N	N	5226 155TH AV NE
013	815550	0020	10/15/04	\$358,000	1250	1250	7	1968	4	7140	N	N	1412 173RD AV NE
013	815550	0020	9/8/03	\$334,000	1250	1250	7	1968	4	7140	N	N	1412 173RD AV NE
013	541180	0230	9/2/05	\$474,900	1270	1050	7	1966	4	7289	N	N	5733 155TH AV NE
013	808780	0360	1/16/03	\$262,000	1290	940	7	1963	3	8400	N	N	5407 155TH AV NE
013	182800	0260	4/18/05	\$399,500	1300	650	7	1969	4	8925	N	N	5415 159TH PL NE
013	182800	0200	5/15/03	\$309,000	1300	430	7	1967	3	8520	N	N	5612 159TH PL NE
013	327576	0110	7/22/03	\$322,500	1300	350	7	1968	4	8025	N	N	1837 172ND PL NE
013	438860	0090	4/23/04	\$360,000	1300	1200	7	1975	4	11050	N	N	17316 NE 42ND ST
013	313410	0180	5/22/04	\$310,000	1320	300	7	1968	3	9975	N	N	17232 NE 36TH ST
013	026700	0020	7/13/04	\$320,000	1330	800	7	1967	4	7838	N	N	1612 177TH AV NE
013	327575	0300	10/24/05	\$405,000	1330	380	7	1967	3	7565	N	N	17259 NE 16TH PL
013	182800	1300	11/9/05	\$428,000	1340	620	7	1967	4	8820	N	N	15709 NE 56TH WY
013	182800	1300	7/12/05	\$390,000	1340	620	7	1967	4	8820	N	N	15709 NE 56TH WY
013	182800	1140	11/23/04	\$375,000	1340	550	7	1967	4	5490	N	N	15709 NE 54TH WY
013	327575	0090	6/14/04	\$355,100	1340	430	7	1973	4	8030	N	N	17216 NE 16TH PL
013	753990	0150	8/15/03	\$259,000	1340	960	7	1918	4	7840	N	N	3235 177TH AV NE
013	327576	0410	9/17/03	\$299,900	1350	675	7	1968	3	7242	N	N	17273 NE 18TH PL
013	182800	0830	2/7/03	\$263,000	1360	0	7	1966	3	8400	N	N	15720 NE 53RD ST
013	313410	0173	7/29/05	\$429,900	1360	0	7	1971	4	11520	N	N	3628 172ND AV NE
013	856302	0240	5/27/04	\$317,000	1370	0	7	1968	4	9375	N	N	2215 182ND AV NE
013	182800	0210	6/20/05	\$400,000	1380	0	7	1966	4	8400	N	N	5515 159TH PL NE
013	438860	0050	5/5/03	\$272,000	1380	0	7	1968	3	7000	N	N	17309 NE 42ND ST
013	856300	0590	4/22/05	\$474,900	1390	670	7	1976	4	8034	N	N	1421 177TH AV NE
013	856300	0590	5/19/04	\$419,000	1390	670	7	1976	4	8034	N	N	1421 177TH AV NE
013	808780	0100	11/1/04	\$305,000	1410	0	7	1963	4	9114	N	N	5229 156TH AV NE
013	327576	0310	3/5/03	\$279,000	1420	0	7	1969	3	7370	N	N	1735 172ND CT NE

***Improved Sales Used in this Annual Update Analysis***  
**Area 91**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
013	808780	0470	8/30/04	\$338,450	1430	530	7	1963	4	7600	N	N	15504 NE 52ND ST
013	438860	0070	4/10/04	\$374,000	1450	690	7	1973	5	14800	Y	N	17321 NE 42ND ST
013	856301	0260	8/9/04	\$386,000	1450	780	7	1965	4	6148	N	N	17909 NE 19TH PL
013	026700	0040	10/23/05	\$381,500	1460	0	7	1967	3	7838	N	N	1628 177TH AV NE
013	327575	0190	7/14/03	\$281,000	1460	0	7	1967	4	7373	N	N	1505 172ND PL NE
013	327575	0290	4/14/03	\$259,950	1460	0	7	1967	4	8500	N	N	17255 NE 15TH PL
013	362505	9109	8/5/04	\$515,000	1460	1460	7	1964	3	33976	Y	N	645 WEST LAKE SAMMAMISH PW NE
013	182800	0600	11/4/03	\$318,000	1480	670	7	1974	3	9000	N	N	5416 156TH DR NE
013	313410	0127	7/11/05	\$518,000	1480	0	7	1930	5	10728	N	N	17641 NE 36TH ST
013	808780	0020	5/26/05	\$377,500	1490	0	7	1963	4	8475	N	N	5419 156TH AV NE
013	182800	0040	5/18/05	\$435,000	1500	1500	7	1966	3	6175	N	N	15924 NE 53RD ST
013	182800	0160	1/18/05	\$375,000	1500	630	7	1966	3	10320	N	N	5506 159TH PL NE
013	182800	0860	8/16/04	\$389,950	1500	1500	7	1966	3	8120	N	N	5324 156TH DR NE
013	215500	0100	10/26/05	\$315,000	1500	0	7	1967	5	13280	N	N	5509 162ND AV NE
013	327575	0440	3/23/04	\$315,000	1500	0	7	1967	4	5200	N	N	17231 NE 16TH PL
013	182800	0740	6/15/05	\$373,000	1510	0	7	1970	4	8400	N	N	15803 NE 53RD ST
013	215500	0130	11/10/05	\$440,000	1510	570	7	1968	3	10292	N	N	16117 NE 57TH ST
013	142505	9082	8/8/03	\$430,000	1550	1320	7	1965	3	23958	Y	N	15608 NE 59TH WY
013	026700	0210	3/6/05	\$430,000	1560	0	7	1967	4	12000	N	N	1613 177TH AV NE
013	026700	0050	5/18/04	\$295,000	1560	0	7	1967	3	7838	N	N	1634 177TH AV NE
013	182800	0190	6/17/05	\$412,000	1560	0	7	1966	3	8400	N	N	5606 159TH PL NE
013	182800	0870	11/15/05	\$500,000	1570	290	7	1966	4	7700	N	N	5330 156TH DR NE
013	182800	1130	11/19/04	\$389,950	1590	440	7	1967	4	6600	N	N	15703 NE 54TH WY
013	142505	9177	1/26/04	\$348,000	1600	0	7	1985	3	9066	N	N	5005 159TH CT NE
013	182800	1260	7/11/03	\$340,000	1620	440	7	1966	4	8050	N	N	5512 157TH DR NE
013	252505	9088	3/30/05	\$394,000	1640	300	7	1948	3	19602	N	N	1429 173RD AV NE
013	313410	0174	6/28/05	\$485,000	1660	0	7	1958	4	9600	N	N	3626 172ND AV NE
013	182800	0710	6/2/03	\$287,000	1670	0	7	1969	4	8400	N	N	15715 NE 53RD ST
013	327576	0360	1/26/05	\$328,000	1670	0	7	1968	3	6175	N	N	1704 172ND CT NE
013	313410	0177	4/16/04	\$380,000	1680	0	7	1976	4	12900	Y	N	3710 172ND AV NE
013	808780	0110	6/20/05	\$457,000	1680	1080	7	1963	4	8150	N	N	5219 156TH AV NE

***Improved Sales Used in this Annual Update Analysis***  
**Area 91**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
013	327576	0080	9/22/05	\$350,420	1740	0	7	1969	3	7704	N	N	1822 172ND PL NE
013	142505	9081	6/13/05	\$550,000	1880	1480	7	1969	4	14374	N	N	5208 156TH AV NE
013	142505	9169	8/12/04	\$395,000	1910	310	7	1982	3	38408	N	N	4525 162ND AV NE
013	313410	0176	9/8/03	\$356,500	1920	0	7	1976	4	16060	Y	N	3720 172ND AV NE
013	327575	0210	11/5/03	\$290,000	1970	0	7	1967	3	5850	N	N	17201 NE 15TH PL
013	327576	0040	3/12/04	\$320,500	2000	0	7	1969	5	7920	N	N	17256 NE 18TH PL
013	182800	1020	6/3/05	\$426,000	2220	0	7	1966	3	12464	N	N	5539 157TH AV NE
013	182800	1340	7/28/05	\$387,500	2320	0	7	1967	4	8750	N	N	5515 158TH PL NE
013	131300	0010	8/8/05	\$541,500	2440	0	7	1968	4	10200	N	N	17906 NE 29TH ST
013	541180	0130	6/2/04	\$414,500	2530	0	7	1966	5	7408	N	N	5806 155TH AV NE
013	182800	0470	12/16/05	\$409,000	2720	0	7	1967	3	13300	N	N	15636 NE 56TH WY
013	182800	0910	10/4/04	\$540,000	3120	0	7	2000	3	9000	N	N	5424 156TH DR NE
013	542256	0120	10/27/05	\$329,000	900	640	8	1977	3	6000	N	N	6416 156TH PL NE
013	542256	0120	7/23/03	\$260,000	900	640	8	1977	3	6000	N	N	6416 156TH PL NE
013	542257	0390	5/20/04	\$271,000	970	720	8	1978	4	7000	N	N	6012 158TH WY NE
013	542256	0510	2/19/03	\$267,000	1020	1090	8	1977	3	5700	N	N	6546 159TH AV NE
013	252505	9166	3/26/04	\$276,450	1130	620	8	1977	3	12196	N	N	2210 173RD AV NE
013	752510	0730	7/23/04	\$212,450	1150	0	8	1968	4	2571	N	N	2507 175TH AV NE
013	815550	0130	3/11/05	\$370,000	1150	260	8	1968	3	7900	N	N	17400 NE 14TH ST
013	815550	0130	4/23/04	\$295,000	1150	260	8	1968	3	7900	N	N	17400 NE 14TH ST
013	339530	0280	9/15/03	\$322,500	1170	560	8	1977	3	8260	N	N	17023 NE 42ND ST
013	182800	1210	4/27/04	\$320,000	1190	600	8	1976	4	16080	N	N	15712 NE 54TH WY
013	252505	9165	8/15/05	\$355,000	1190	290	8	1977	3	12632	N	N	2224 173RD AV NE
013	856301	0440	7/3/03	\$424,900	1190	1190	8	1966	4	14145	N	N	1215 180TH PL NE
013	856301	0090	9/30/04	\$495,000	1210	880	8	1975	4	7875	N	N	1654 180TH AV NE
013	339530	0360	1/28/04	\$317,250	1220	850	8	1977	3	8400	N	N	17118 NE 43RD TER
013	339530	0120	3/12/03	\$310,000	1220	510	8	1977	3	7700	N	N	16918 NE 42ND ST
013	437670	0660	10/14/05	\$431,700	1230	830	8	1973	4	9880	N	N	3011 181ST AV NE
013	542256	0190	6/29/05	\$325,000	1230	130	8	1977	4	4914	N	N	6429 157TH PL NE
013	681100	0060	6/17/04	\$370,000	1230	210	8	1968	4	12037	N	N	2023 175TH AV NE
013	252505	9171	2/14/03	\$372,800	1240	850	8	1978	4	12196	N	N	1901 177TH AV NE

***Improved Sales Used in this Annual Update Analysis***  
**Area 91**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
013	306620	0240	4/11/05	\$405,000	1240	360	8	1979	3	9790	N	N	16658 NE 48TH ST
013	106630	0170	2/19/04	\$360,500	1250	610	8	1968	5	9840	N	N	1015 174TH AV NE
013	555630	0034	6/26/03	\$364,950	1250	720	8	1978	4	9785	N	N	4115 172ND AV NE
013	505680	0130	3/23/05	\$332,000	1260	200	8	1968	3	6000	N	N	1824 175TH PL NE
013	856300	0630	10/17/03	\$415,000	1260	780	8	1974	3	7696	N	N	1343 177TH AV NE
013	856300	0290	7/8/04	\$420,000	1260	530	8	1968	4	5400	N	N	17609 NE 15TH PL
013	856302	0320	9/3/03	\$344,000	1270	540	8	1974	4	8100	N	N	18121 NE 22ND ST
013	856293	0700	8/2/04	\$365,000	1280	810	8	1977	4	9804	N	N	5038 158TH AV NE
013	856293	0650	8/18/03	\$359,500	1280	810	8	1977	4	9000	N	N	15827 NE 50TH CT
013	896501	0040	10/18/04	\$379,000	1280	1200	8	1975	4	9088	N	N	17722 NE 34TH ST
013	106600	0530	4/22/05	\$560,000	1290	480	8	1962	5	9450	N	N	905 178TH AV NE
013	753990	0130	2/22/05	\$435,000	1290	830	8	1977	5	9600	N	N	17611 NE 33RD PL
013	103600	0470	5/25/04	\$335,000	1300	400	8	1974	3	11400	N	N	18100 NE 25TH ST
013	437670	0280	12/13/04	\$353,000	1300	220	8	1969	4	13148	N	N	18223 NE 28TH ST
013	437670	0250	1/13/04	\$353,500	1300	190	8	1969	3	10400	N	N	2822 182ND AV NE
013	856300	0330	6/28/05	\$430,000	1300	1020	8	1974	3	8260	N	N	17620 NE 15TH PL
013	103600	0760	6/25/03	\$352,000	1310	600	8	1974	4	8100	N	N	18309 NE 25TH ST
013	730910	0350	11/8/04	\$407,000	1310	350	8	1976	3	7725	N	N	4502 166TH PL NE
013	730910	0350	6/19/03	\$379,000	1310	350	8	1976	3	7725	N	N	4502 166TH PL NE
013	730910	0210	12/10/03	\$367,000	1310	1000	8	1975	4	6600	Y	N	4503 165TH AV NE
013	856302	0120	6/19/03	\$365,500	1310	330	8	1967	4	7200	N	N	2204 182ND AV NE
013	106600	0320	4/29/03	\$303,000	1320	720	8	1963	4	9102	N	N	947 177TH AV NE
013	226000	0010	6/18/03	\$339,000	1320	870	8	1977	3	9960	N	N	17475 NE 36TH ST
013	388232	0050	7/8/04	\$356,950	1320	500	8	1979	4	10355	N	N	5203 154TH AV NE
013	681100	0080	3/17/05	\$378,500	1320	590	8	1968	3	11570	N	N	17511 NE 21ST ST
013	681100	0250	9/11/04	\$352,950	1320	650	8	1968	3	12000	N	N	17406 NE 22ND ST
013	106600	0180	7/11/05	\$472,000	1330	1200	8	1976	4	12600	N	N	17405 NE 10TH ST
013	178683	0090	5/20/05	\$560,000	1330	1230	8	1987	3	16920	N	N	16604 NE 42ND CT
013	437680	0120	12/7/04	\$465,000	1330	1120	8	1973	5	13750	Y	N	2818 183RD AV NE
013	752521	1320	8/11/05	\$279,900	1330	0	8	1978	4	3072	N	N	17312 NE 27TH CT
013	752521	0300	5/24/05	\$260,000	1330	0	8	1978	4	2752	N	N	2706 174TH AV NE

***Improved Sales Used in this Annual Update Analysis***  
**Area 91**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
013	752521	0300	10/19/04	\$219,960	1330	0	8	1978	4	2752	N	N	2706 174TH AV NE
013	752521	0240	11/18/03	\$209,990	1330	0	8	1978	3	2752	N	N	1330 174TH AV NE
013	752521	1570	10/17/03	\$216,500	1330	0	8	1978	4	2855	N	N	2523 174TH AV NE
013	752521	0330	7/28/03	\$213,000	1330	0	8	1978	4	2752	N	N	2712 174TH AV NE
013	752521	0280	2/7/03	\$210,000	1330	0	8	1978	4	2866	N	N	2628 174TH AV NE
013	106600	0500	3/24/04	\$349,500	1340	1250	8	1963	3	10120	N	N	941 178TH AV NE
013	891710	0151	3/30/05	\$405,000	1340	570	8	1975	4	19200	N	N	2217 WEST LAKE SAMMAMISH PW NE
013	896500	0130	12/12/03	\$372,950	1340	730	8	1974	4	9960	N	N	17703 NE 33RD ST
013	752510	0490	10/20/05	\$285,500	1350	0	8	1975	3	2560	N	N	2623 175TH AV NE
013	752510	0270	9/9/03	\$223,000	1350	0	8	1968	4	2560	N	N	2612 175TH AV NE
013	856305	0330	5/20/04	\$323,500	1350	780	8	1968	3	8000	N	N	18403 NE 21ST ST
013	856305	0340	7/3/03	\$262,500	1350	0	8	1967	3	7725	N	N	18407 NE 21ST ST
013	339530	0150	8/4/05	\$405,000	1360	830	8	1977	3	10011	N	N	4135 169TH CT NE
013	752521	1400	3/20/03	\$207,500	1360	0	8	1979	3	2752	N	N	2623 174TH AV NE
013	752521	0040	11/21/03	\$214,950	1360	0	8	1978	3	3216	N	N	2514 174TH AV NE
013	752521	1200	4/10/03	\$232,500	1360	0	8	1978	4	3252	N	N	2723 174TH AV NE
013	542256	0710	3/24/04	\$269,500	1370	200	8	1978	4	5000	N	N	15815 NE 67TH PL
013	856302	0270	11/19/04	\$409,995	1370	310	8	1968	4	7320	N	N	18112 NE 22ND ST
013	856302	0130	8/13/04	\$316,000	1370	0	8	1968	4	7200	N	N	2210 182ND AV NE
013	856306	0080	9/26/05	\$561,859	1370	1330	8	1972	4	11165	N	N	2206 186TH AV NE
013	752521	1490	4/9/04	\$228,000	1380	0	8	1978	4	3737	N	N	2605 174TH AV NE
013	106600	0070	3/30/04	\$275,000	1390	0	8	1961	3	9570	N	N	1119 176TH AV NE
013	753990	0110	3/19/03	\$330,000	1390	340	8	1977	3	9600	N	N	17521 NE 33RD PL
013	313610	0060	6/21/04	\$340,000	1400	650	8	1978	3	9702	N	N	3618 175TH CT NE
013	542256	0140	5/10/05	\$340,600	1400	0	8	1976	4	7790	N	N	15603 NE 65TH ST
013	252505	9170	8/5/03	\$359,000	1410	1030	8	1978	4	12196	N	N	1907 177TH AV NE
013	339530	0100	12/14/05	\$435,000	1410	500	8	1977	3	9453	N	N	16934 NE 42ND ST
013	730910	0290	6/2/04	\$375,000	1410	880	8	1975	4	7280	N	N	16527 NE 46TH ST
013	753990	0040	12/1/04	\$489,000	1410	340	8	2003	3	9000	N	N	17602 NE 33RD PL
013	864430	0260	6/16/04	\$375,000	1410	640	8	1976	3	7000	N	N	17613 NE 31ST PL
013	192506	9189	2/4/04	\$385,100	1420	750	8	1985	3	9583	Y	N	3067 WEST LAKE SAMMAMISH PW NE

***Improved Sales Used in this Annual Update Analysis***  
**Area 91**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
013	279040	0330	3/8/05	\$476,500	1420	830	8	1974	4	11250	N	N	18521 NE 26TH ST
013	279041	0270	10/8/03	\$375,000	1420	350	8	1977	4	12600	N	N	18504 NE 25TH WY
013	313410	0215	8/24/04	\$431,000	1420	780	8	1978	4	10000	Y	N	3815 WEST LAKE SAMMAMISH PW NE
013	388232	0020	3/26/03	\$306,000	1420	630	8	1979	4	12600	N	N	5212 154TH AV NE
013	810040	0100	6/7/05	\$488,000	1420	610	8	1984	4	14125	N	N	3202 173RD AV NE
013	856305	0140	5/22/03	\$347,900	1420	500	8	1974	3	7725	N	N	18402 NE 21ST ST
013	856306	0110	6/9/03	\$395,000	1420	990	8	1972	4	12052	N	N	2221 186TH AV NE
013	896500	0240	12/22/05	\$545,000	1420	1370	8	1975	4	18750	N	N	3307 179TH AV NE
013	106600	0200	8/20/04	\$365,000	1430	600	8	1975	3	18720	N	N	17429 NE 10TH ST
013	106610	0410	3/21/05	\$566,500	1430	1430	8	1966	5	10080	N	N	824 179TH CT NE
013	192506	9172	9/29/05	\$490,000	1430	1070	8	1974	4	10890	Y	N	18344 NE 28TH ST
013	306620	0260	7/21/05	\$479,000	1430	930	8	1979	3	9310	N	N	16634 NE 48TH ST
013	336650	0080	5/22/03	\$349,000	1430	360	8	1975	3	11400	N	N	17714 NE 26TH ST
013	542256	0100	9/13/04	\$324,500	1430	0	8	1977	5	6720	N	N	6318 156TH PL NE
013	815550	0050	5/23/03	\$374,000	1430	790	8	1968	5	8040	N	N	17309 NE 15TH ST
013	815550	0240	3/7/03	\$280,000	1430	0	8	1968	4	9000	N	N	17306 NE 15TH ST
013	856300	1330	1/27/04	\$345,000	1430	0	8	1966	4	8424	N	N	1430 179TH PL NE
013	106620	0240	9/11/03	\$374,500	1440	1300	8	1974	4	11160	N	N	940 178TH PL NE
013	306260	0120	9/20/05	\$535,000	1440	1200	8	1973	4	9200	N	N	3219 175TH CT NE
013	026702	0060	7/27/05	\$485,000	1450	600	8	1976	3	13230	N	N	2122 177TH PL NE
013	106600	0250	4/1/04	\$333,000	1450	510	8	1973	4	8880	N	N	1012 176TH AV NE
013	106630	0130	8/11/05	\$446,500	1460	670	8	1967	3	9600	N	N	1115 174TH AV NE
013	106630	0030	8/4/03	\$343,515	1460	680	8	1967	4	9600	N	N	17444 NE 12TH ST
013	279040	0140	8/23/05	\$505,000	1460	780	8	1976	3	10925	N	N	2530 186TH AV NE
013	437670	0170	2/18/03	\$289,950	1460	0	8	1969	4	10400	N	N	2823 182ND AV NE
013	437670	0070	8/6/04	\$350,000	1460	0	8	1968	4	8216	N	N	2917 181ST AV NE
013	856293	0240	5/3/04	\$360,000	1460	750	8	1978	4	7600	N	N	15823 NE 47TH CT
013	856293	0360	7/28/03	\$375,000	1460	790	8	1978	4	8000	N	N	4507 159TH AV NE
013	856300	1530	6/11/03	\$344,000	1460	0	8	1967	4	9310	N	N	17904 NE 13TH ST
013	856308	0250	3/2/05	\$499,000	1460	720	8	1973	5	11900	N	N	18503 NE 19TH PL
013	856308	0250	10/14/03	\$440,000	1460	720	8	1973	5	11900	N	N	18503 NE 19TH PL

***Improved Sales Used in this Annual Update Analysis***  
**Area 91**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
013	106620	0150	11/17/04	\$386,000	1470	1020	8	1969	3	10800	N	N	17817 NE 12TH ST
013	106630	0190	11/17/04	\$490,000	1470	970	8	1968	5	10384	N	N	17415 NE 11TH ST
013	106630	0190	9/5/03	\$375,000	1470	970	8	1968	5	10384	N	N	17415 NE 11TH ST
013	279040	0400	6/26/03	\$352,000	1470	780	8	1976	4	14400	N	N	18503 NE 25TH ST
013	306620	0090	8/16/05	\$580,000	1470	1080	8	1979	4	9576	N	N	16523 NE 48TH ST
013	306620	0090	7/1/03	\$484,500	1470	1080	8	1979	4	9576	N	N	16523 NE 48TH ST
013	313410	0202	4/8/05	\$485,000	1470	0	8	1959	4	16875	Y	N	3837 WEST LAKE SAMMAMISH PW NE
013	339530	0340	5/11/04	\$371,000	1470	830	8	1977	3	11250	N	N	17117 NE 43RD TER
013	388231	0080	8/17/04	\$320,000	1470	0	8	1982	4	10500	N	N	5323 154TH AV NE
013	752710	0020	11/15/04	\$302,000	1470	0	8	1981	3	9200	N	N	3531 173RD CT NE
013	115800	0010	5/8/03	\$298,000	1490	0	8	1979	3	9614	N	N	4041 172ND AV NE
013	306260	0060	4/21/04	\$410,000	1490	1200	8	1971	5	9375	N	N	3211 174TH AV NE
013	864430	0150	6/23/05	\$451,000	1490	490	8	1976	4	9600	Y	N	17605 NE 30TH PL
013	542256	0250	4/25/03	\$262,900	1500	0	8	1977	4	5400	N	N	6310 157TH PL NE
013	730910	0300	6/11/03	\$318,000	1500	530	8	1976	4	7200	N	N	16535 NE 46TH ST
013	103640	0040	10/16/03	\$398,000	1510	860	8	1972	4	13800	N	N	17804 NE 25TH ST
013	143760	0180	10/19/04	\$425,000	1510	690	8	1973	4	13110	N	N	2310 187TH AV NE
013	306620	0070	11/15/05	\$430,000	1510	870	8	1979	3	10030	N	N	16507 NE 48TH ST
013	542256	0810	3/10/04	\$265,950	1510	0	8	1978	4	4950	N	N	15722 NE 66TH PL
013	815550	0180	12/11/03	\$310,000	1510	780	8	1968	4	7345	N	N	1424 175TH PL NE
013	856300	0690	2/2/05	\$400,300	1510	950	8	1965	3	9180	Y	N	1306 177TH AV NE
013	103640	0150	9/14/05	\$459,000	1520	450	8	1972	4	12400	N	N	17805 NE 25TH ST
013	106600	0170	7/26/05	\$444,000	1520	0	8	1976	4	22040	N	N	17301 NE 10TH ST
013	542257	0140	8/5/03	\$312,950	1530	0	8	1979	5	5500	N	N	15911 NE 59TH WY
013	894120	0010	5/3/05	\$427,000	1530	0	8	1978	4	12000	N	N	4010 174TH CT NE
013	106630	0390	8/14/03	\$326,200	1540	840	8	1967	3	8910	N	N	17459 NE 12TH ST
013	131300	0190	11/4/04	\$429,000	1540	760	8	1975	4	9750	N	N	2803 177TH AV NE
013	437680	0100	12/1/05	\$620,000	1540	500	8	1973	4	9500	N	N	2806 183RD AV NE
013	437680	0100	2/16/05	\$395,000	1540	500	8	1973	4	9500	N	N	2806 183RD AV NE
013	856306	0120	3/7/05	\$472,500	1540	490	8	1972	4	12052	N	N	2227 186TH AV NE
013	864430	0160	11/9/05	\$468,000	1540	720	8	1976	3	9600	N	N	17603 NE 30TH PL

***Improved Sales Used in this Annual Update Analysis***  
**Area 91**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
013	542257	0250	12/8/03	\$294,000	1550	0	8	1979	5	4320	N	N	5909 160TH CT NE
013	856300	0410	10/6/04	\$481,500	1550	830	8	1965	4	8000	Y	N	1330 176TH AV NE
013	026702	0050	9/9/05	\$492,100	1560	350	8	1975	3	12180	N	N	2114 177TH PL NE
013	103600	0860	9/28/04	\$430,000	1560	470	8	1965	4	10450	N	N	2727 181ST AV NE
013	131300	0710	3/31/05	\$500,000	1560	360	8	1968	4	9600	N	N	17803 NE 27TH ST
013	542256	0770	9/6/05	\$346,000	1560	0	8	1978	4	5170	N	N	6611 159TH AV NE
013	542256	0670	5/21/04	\$270,000	1560	0	8	1976	4	7507	N	N	15810 NE 67TH PL
013	752521	0140	8/15/05	\$325,000	1560	220	8	1978	3	3113	N	N	2554 174TH AV NE
013	752521	0160	11/12/04	\$260,000	1560	220	8	1978	4	2769	N	N	2604 174TH AV NE
013	106610	0210	1/15/04	\$340,000	1570	700	8	1967	3	12160	N	N	17605 NE 8TH PL
013	388231	0030	7/27/04	\$333,000	1570	0	8	1982	3	11988	N	N	5433 154TH AV NE
013	505680	0360	9/28/04	\$362,000	1570	0	8	1968	5	9350	N	N	17304 NE 18TH PL
013	896501	0010	11/21/03	\$326,000	1570	0	8	1974	4	9471	N	N	17704 NE 34TH ST
013	103600	0770	5/21/03	\$335,000	1580	500	8	1974	3	13175	N	N	18305 NE 25TH ST
013	339530	0040	7/12/05	\$394,500	1580	0	8	1978	3	8136	N	N	4301 171ST AV NE
013	437670	0590	7/28/04	\$390,000	1590	0	8	1973	4	9225	N	N	18216 NE 31ST ST
013	856300	0160	3/18/04	\$439,950	1590	920	8	1968	5	9375	N	N	1321 176TH AV NE
013	856300	1420	7/8/04	\$380,000	1590	0	8	1965	4	7038	N	N	1419 180TH AV NE
013	856303	0470	3/10/05	\$582,000	1590	1490	8	1967	4	10000	N	N	1634 184TH AV NE
013	388230	0100	3/6/03	\$312,500	1600	0	8	1984	3	16510	N	N	15414 NE 59TH ST
013	542256	0650	11/14/05	\$373,000	1600	460	8	1976	4	9800	N	N	15822 NE 67TH PL
013	730910	0470	2/3/03	\$375,000	1600	700	8	1976	3	9375	N	N	16645 NE 46TH ST
013	752680	0070	11/28/05	\$500,000	1600	900	8	1975	3	8526	N	N	3307 181ST PL NE
013	752680	0100	9/22/05	\$485,000	1600	910	8	1975	4	9180	Y	N	3312 181ST PL NE
013	752680	0100	10/24/03	\$359,500	1600	910	8	1975	4	9180	Y	N	3312 181ST PL NE
013	753990	0180	2/24/04	\$419,000	1600	1130	8	1977	4	9108	N	N	17510 NE 33RD ST
013	856306	0060	10/21/05	\$555,000	1600	690	8	1972	4	11165	N	N	2218 186TH AV NE
013	226000	0110	3/10/03	\$340,000	1610	840	8	1976	4	9500	N	N	3415 175TH AV NE
013	542257	0110	10/21/05	\$353,400	1610	0	8	1979	4	5500	N	N	15825 NE 59TH WY
013	542257	0780	6/9/04	\$282,450	1610	0	8	1979	4	8000	N	N	15622 NE 59TH WY
013	730910	0390	1/21/05	\$375,000	1610	0	8	1975	3	8250	Y	N	4525 166TH PL NE

***Improved Sales Used in this Annual Update Analysis***  
**Area 91**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
013	730910	0180	5/20/03	\$360,000	1610	890	8	1975	4	7848	Y	N	4529 165TH AV NE
013	856301	0380	10/11/04	\$392,000	1610	380	8	1967	4	8000	N	N	1643 180TH AV NE
013	856307	0310	11/30/05	\$498,000	1610	760	8	1976	4	13819	N	N	1211 185TH AV NE
013	306260	0220	2/3/03	\$339,500	1620	1000	8	1972	3	8800	N	N	3201 176TH CT NE
013	856300	0360	8/25/04	\$368,500	1620	0	8	1966	4	8160	N	N	1513 177TH AV NE
013	856300	1080	8/17/04	\$365,000	1620	0	8	1966	3	10707	N	N	1512 179TH AV NE
013	856305	0420	10/26/04	\$369,000	1620	0	8	1972	4	7725	N	N	18524 NE 20TH PL
013	856305	0380	2/1/03	\$363,000	1620	420	8	1972	4	7313	N	N	18515 NE 21ST ST
013	896500	0150	7/25/05	\$340,000	1620	0	8	1968	3	9600	N	N	3303 178TH AV NE
013	542256	0440	7/7/04	\$304,000	1630	0	8	1977	5	5100	N	N	6504 159TH AV NE
013	752690	0020	11/5/04	\$433,500	1630	750	8	1976	4	12717	Y	N	510 177TH LN NE
013	856293	0350	10/25/05	\$505,000	1630	800	8	1978	3	14400	N	N	4511 159TH AV NE
013	106610	0330	1/15/03	\$395,000	1640	1640	8	1972	3	18400	N	N	839 179TH CT NE
013	131300	0090	7/23/03	\$349,900	1640	1130	8	1968	4	9600	N	N	17702 NE 29TH ST
013	313410	0041	5/18/04	\$419,000	1640	1560	8	1978	3	9650	Y	N	3427 180TH AV NE
013	339530	0070	1/25/05	\$369,900	1640	0	8	1977	4	8050	N	N	17028 NE 42ND ST
013	339530	0030	2/21/03	\$314,000	1640	330	8	1977	3	9216	N	N	4307 171ST AV NE
013	856293	0220	8/29/05	\$500,000	1640	550	8	1978	4	11250	N	N	15805 NE 47TH CT
013	856300	1130	3/15/05	\$485,000	1640	1320	8	1965	4	8968	N	N	1431 179TH PL NE
013	896501	0110	3/10/05	\$382,000	1640	0	8	1974	5	13920	N	N	3404 179TH AV NE
013	144900	0120	6/25/04	\$430,000	1650	400	8	1978	4	12000	N	N	2103 180TH CT NE
013	437670	0270	7/10/03	\$295,940	1650	0	8	1969	3	10067	N	N	18217 NE 28TH ST
013	542256	0990	1/23/04	\$270,000	1650	0	8	1977	4	5250	N	N	15712 NE 65TH ST
013	542256	0110	8/5/03	\$309,950	1650	0	8	1977	5	7150	N	N	6406 156TH PL NE
013	542256	0520	7/25/03	\$269,900	1650	0	8	1977	3	5500	N	N	6554 159TH AV NE
013	542257	0120	9/14/05	\$335,000	1650	0	8	1979	4	5500	N	N	15833 NE 59TH WY
013	131300	0180	4/18/05	\$445,000	1660	1130	8	1967	4	9750	Y	N	2809 177TH AV NE
013	131300	0200	11/22/04	\$417,000	1660	1130	8	1967	4	13130	N	N	2705 177TH AV NE
013	226000	0050	1/27/05	\$392,000	1660	1250	8	1977	4	12477	N	N	17422 NE 35TH PL
013	542256	0680	9/17/03	\$263,000	1660	0	8	1976	4	8400	N	N	15804 NE 67TH PL
013	752690	0040	2/1/05	\$570,000	1660	1660	8	1976	4	13886	Y	N	612 177TH LN NE

***Improved Sales Used in this Annual Update Analysis***  
**Area 91**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
013	752690	0040	6/16/03	\$440,000	1660	1660	8	1976	4	13886	Y	N	612 177TH LN NE
013	891710	0153	6/24/05	\$503,000	1660	710	8	1975	3	15200	N	N	2211 WEST LAKE SAMMAMISH PW NE
013	103600	0150	8/25/05	\$487,000	1670	460	8	1965	3	9434	N	N	2629 181ST AV NE
013	103640	0200	3/24/04	\$378,000	1670	0	8	1973	4	13125	N	N	2404 179TH AV NE
013	106600	0490	11/21/03	\$410,500	1670	290	8	1964	3	10240	Y	N	940 178TH AV NE
013	752680	0140	4/14/04	\$440,000	1670	1410	8	1975	4	10146	Y	N	3408 181ST PL NE
013	856305	0460	6/9/04	\$407,000	1670	0	8	1968	4	7931	N	N	18510 NE 20TH PL
013	856305	0390	4/19/04	\$389,980	1670	0	8	1968	5	8755	N	N	18521 NE 21ST ST
013	103600	0650	4/19/04	\$372,500	1680	0	8	1972	4	10925	N	N	18218 NE 25TH ST
013	143760	0160	1/4/05	\$348,500	1680	530	8	1973	4	12006	N	N	2218 187TH AV NE
013	337660	0100	4/20/04	\$413,000	1690	1220	8	1975	4	9600	N	N	1403 172ND PL NE
013	856303	0580	6/9/05	\$559,000	1690	1670	8	1967	3	9450	N	N	1504 184TH AV NE
013	279041	0320	11/3/05	\$485,003	1700	680	8	1977	4	12350	N	N	18511 NE 25TH WY
013	313410	0201	8/1/03	\$428,500	1700	0	8	1959	5	22950	N	N	3828 172ND AV NE
013	437670	0300	6/30/05	\$523,000	1700	840	8	1968	3	9975	N	N	18222 NE 28TH ST
013	542256	0660	2/4/05	\$280,000	1700	0	8	1976	4	6635	N	N	15816 NE 67TH PL
013	730910	0070	11/19/04	\$364,200	1700	0	8	1975	4	7800	N	N	16556 NE 46TH ST
013	752521	0110	3/22/05	\$313,000	1700	260	8	1978	3	2752	N	N	2542 174TH AV NE
013	752521	1180	11/16/04	\$298,500	1700	0	8	1978	4	3247	N	N	2727 174TH AV NE
013	542256	0010	9/10/04	\$300,000	1710	0	8	1977	4	6500	N	N	6431 156TH PL NE
013	542256	0530	10/21/03	\$310,000	1710	0	8	1977	4	5500	N	N	6560 159TH AV NE
013	752710	0030	7/27/04	\$355,000	1710	0	8	1981	4	9433	N	N	3515 173RD CT NE
013	856300	0530	2/26/04	\$371,000	1710	0	8	1966	5	8140	N	N	1512 177TH AV NE
013	856305	0510	6/9/04	\$445,000	1710	630	8	1967	4	12100	N	N	18517 NE 20TH PL
013	856316	0030	1/16/04	\$350,000	1710	820	8	1977	4	8800	N	N	17411 NE 13TH PL
013	542257	0560	6/9/05	\$351,000	1720	0	8	1978	3	5250	N	N	6219 159TH PL NE
013	752521	1620	5/21/04	\$280,000	1720	330	8	1979	4	2905	N	N	2503 174TH AV NE
013	752521	1270	3/21/04	\$263,000	1720	0	8	1978	4	2758	N	N	2709 174TH AV NE
013	131300	0110	6/3/04	\$454,000	1730	460	8	1966	4	9600	N	N	17624 NE 29TH ST
013	856307	0960	11/13/03	\$489,500	1740	900	8	1976	4	9785	N	N	18544 NE 19TH PL
013	896500	0040	10/18/04	\$369,950	1740	0	8	1968	4	9250	N	N	3310 179TH AV NE

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**Area 91**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
013	103600	0180	5/23/03	\$378,300	1750	860	8	1965	4	11000	N	N	2706 181ST AV NE
013	131300	0520	2/24/03	\$324,900	1750	0	8	1967	3	11280	N	N	2835 178TH AV NE
013	542256	0060	10/12/05	\$360,000	1750	0	8	1977	3	5500	N	N	6311 156TH PL NE
013	106620	0380	3/16/05	\$439,950	1760	0	8	1968	4	10400	N	N	1028 179TH PL NE
013	437670	0260	1/21/04	\$330,000	1760	0	8	1969	3	11875	N	N	18211 NE 28TH ST
013	542256	0020	5/26/04	\$291,000	1760	0	8	1977	4	6500	N	N	6423 156TH PL NE
013	856300	1640	12/14/04	\$445,000	1760	0	8	1965	4	9991	N	N	1235 180TH PL NE
013	810040	0010	3/25/04	\$378,315	1770	0	8	1985	4	9630	N	N	17204 NE 33RD ST
013	856300	1030	10/18/05	\$500,000	1770	0	8	1965	3	8000	N	N	1348 179TH AV NE
013	106620	0070	6/9/04	\$400,000	1780	0	8	1969	4	9840	N	N	17800 NE 12TH ST
013	131300	0570	8/13/03	\$339,000	1780	0	8	1965	4	6000	N	N	2810 179TH AV NE
013	542257	0080	10/27/05	\$405,000	1780	350	8	1979	5	8400	N	N	15801 NE 59TH WY
013	542257	0220	8/8/03	\$270,000	1780	0	8	1979	3	5760	N	N	5936 160TH CT NE
013	752510	0500	12/12/03	\$255,000	1780	0	8	1975	4	2240	N	N	2621 175TH AV NE
013	856300	0240	5/19/04	\$368,000	1780	0	8	1966	4	5130	N	N	1419 176TH PL NE
013	856301	0690	11/22/05	\$540,000	1780	990	8	1973	4	15180	N	N	1049 185TH AV NE
013	542257	0260	11/21/05	\$397,500	1790	0	8	1979	4	5400	N	N	5901 160TH CT NE
013	752510	0530	5/13/05	\$323,900	1790	0	8	1975	3	2240	N	N	2615 175TH AV NE
013	752510	0080	2/18/05	\$261,000	1790	0	8	1968	3	2811	N	N	2510 175TH AV NE
013	752510	0280	5/5/03	\$245,950	1790	0	8	1968	4	2240	N	N	2614 175TH AV NE
013	856302	0200	12/9/03	\$342,900	1790	0	8	1966	4	8610	N	N	18104 NE 23RD ST
013	856305	0160	3/18/05	\$355,000	1790	0	8	1969	4	7725	N	N	18316 NE 21ST ST
013	752510	0140	3/24/05	\$294,500	1800	0	8	1968	3	2478	N	N	2524 175TH AV NE
013	103600	0620	4/1/03	\$352,500	1810	0	8	1968	4	9500	N	N	2514 183RD AV NE
013	106610	0450	5/10/04	\$412,000	1810	0	8	2002	3	14080	N	N	924 179TH CT NE
013	131300	0410	4/17/03	\$296,000	1810	0	8	1967	4	9600	N	N	2832 178TH AV NE
013	131300	0100	6/1/05	\$335,000	1810	0	8	1966	4	9600	N	N	17630 NE 29TH ST
013	144900	0250	7/31/03	\$359,950	1810	580	8	1978	4	12750	N	N	2130 180TH CT NE
013	226000	0440	12/2/05	\$444,950	1810	0	8	1976	4	9375	N	N	3520 175TH AV NE
013	279040	0260	12/17/03	\$382,000	1810	650	8	1975	3	15125	Y	N	2631 186TH AV NE
013	752521	1250	7/11/03	\$240,000	1810	0	8	1978	4	2752	N	N	2713 174TH AV NE

***Improved Sales Used in this Annual Update Analysis***  
**Area 91**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
013	856305	0220	10/21/04	\$347,000	1810	0	8	1969	4	7812	N	N	18311 NE 21ST ST
013	106620	0010	7/25/05	\$459,900	1820	0	8	1969	3	11040	N	N	1205 179TH PL NE
013	226000	0280	4/9/04	\$307,000	1820	0	8	1975	4	8625	N	N	17309 NE 34TH ST
013	542256	0690	7/23/03	\$264,000	1820	0	8	1978	3	6000	N	N	15803 NE 67TH PL
013	103600	0170	5/25/04	\$340,000	1830	0	8	1968	4	7560	N	N	2709 181ST AV NE
013	106610	0380	6/21/04	\$482,900	1830	1370	8	1965	4	8625	Y	N	800 179TH CT NE
013	131300	0270	6/25/03	\$379,500	1830	1510	8	1968	4	10974	N	N	17706 NE 27TH ST
013	542256	0610	9/10/04	\$275,000	1830	0	8	1978	4	7000	N	N	15846 NE 67TH PL
013	856301	0080	12/15/05	\$700,000	1830	1400	8	1965	4	8400	N	N	1648 180TH AV NE
013	856304	0140	5/19/04	\$362,000	1830	0	8	1967	4	11550	N	N	2024 183RD AV NE
013	103600	0250	11/14/05	\$403,000	1840	0	8	1968	3	7150	N	N	18224 NE 27TH ST
013	144900	0200	12/5/05	\$499,950	1840	0	8	1977	4	13122	N	N	2028 180TH CT NE
013	178683	0100	2/23/04	\$435,500	1840	700	8	1981	4	10400	N	N	16612 NE 42ND CT
013	437680	0040	4/11/03	\$365,000	1850	480	8	1974	4	12864	N	N	18303 NE 28TH ST
013	752510	0400	12/15/05	\$362,000	1850	0	8	1968	3	2727	N	N	17406 NE 27TH ST
013	752510	0110	8/5/05	\$319,000	1850	0	8	1968	3	3203	N	N	2516 175TH AV NE
013	752510	0040	9/15/04	\$261,900	1850	0	8	1968	4	2837	N	N	2410 175TH AV NE
013	752521	1460	7/8/05	\$317,500	1850	0	8	1978	4	2839	N	N	2611 174TH AV NE
013	752521	0070	4/18/05	\$310,000	1850	0	8	1978	3	3120	N	N	2526 174TH AV NE
013	856303	0380	10/30/03	\$305,000	1850	0	8	1973	4	11340	N	N	1840 184TH AV NE
013	943530	0032	8/20/03	\$459,975	1850	1850	8	1980	4	19602	Y	N	15709 NE 62ND CT
013	106630	0140	11/1/05	\$430,000	1860	0	8	1967	3	10000	N	N	1109 174TH AV NE
013	106630	0270	4/21/03	\$325,000	1860	0	8	1967	3	8927	N	N	17438 NE 11TH ST
013	752521	1630	5/13/05	\$290,500	1870	70	8	1978	4	3557	N	N	2501 174TH AV NE
013	403980	0200	2/3/04	\$415,000	1880	340	8	1978	4	18135	N	N	520 176TH LN NE
013	505680	0250	12/24/03	\$334,000	1880	0	8	1968	4	8432	N	N	1857 174TH PL NE
013	856300	1110	5/3/04	\$378,000	1880	0	8	1966	4	9810	N	N	1447 179TH PL NE
013	856302	0150	11/18/03	\$368,000	1880	0	8	1972	3	7200	N	N	2306 182ND AV NE
013	505680	0120	5/12/05	\$545,000	1890	1150	8	1968	4	7030	N	N	1820 175TH PL NE
013	856301	0830	7/19/05	\$685,000	1890	1310	8	1968	3	7350	N	N	1357 183RD AV NE
013	392010	0140	2/7/05	\$435,045	1900	0	8	1969	4	12467	N	N	2326 184TH AV NE

***Improved Sales Used in this Annual Update Analysis***  
**Area 91**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
013	392010	0140	1/23/04	\$425,000	1900	0	8	1969	4	12467	N	N	2326 184TH AV NE
013	505680	0340	7/5/05	\$505,000	1900	0	8	1968	4	9200	N	N	17318 NE 18TH PL
013	025990	0060	6/29/05	\$483,000	1910	0	8	2001	3	3408	N	N	2492 173RD PL NE
013	025990	0240	2/22/05	\$456,000	1910	0	8	2001	3	3851	N	N	17230 NE 25TH WY
013	025990	0320	12/22/03	\$390,000	1913	0	8	2001	3	3427	N	N	17233 NE 25TH WY
013	306260	0010	4/3/03	\$447,500	1915	1200	8	1972	5	12600	N	N	17424 NE 33RD ST
013	542257	0600	7/1/05	\$401,000	1930	0	8	1978	4	9100	N	N	6210 158TH CT NE
013	856300	1010	4/13/05	\$489,000	1930	0	8	1966	4	8584	N	N	1336 179TH AV NE
013	856301	0410	6/18/03	\$325,000	1930	0	8	1966	4	8364	N	N	1615 180TH AV NE
013	025990	0090	4/1/05	\$475,000	1940	0	8	2000	3	3336	N	N	17316 NE 25TH CT
013	103600	0720	2/7/03	\$340,000	1940	0	8	1969	4	8250	N	N	18317 NE 25TH ST
013	226000	0030	4/29/03	\$330,000	1940	0	8	1977	4	11000	N	N	3523 175TH AV NE
013	025990	0370	2/11/05	\$439,900	1950	0	8	2000	3	3343	N	N	2501 173RD PL NE
013	025990	0360	12/14/04	\$427,500	1950	0	8	2000	3	3357	N	N	2507 173RD PL NE
013	025990	0180	2/27/05	\$515,000	1950	820	8	2001	3	3386	N	N	17308 NE 25TH WY
013	103600	0670	4/27/04	\$377,500	1950	0	8	1967	3	8000	N	N	18232 NE 25TH ST
013	106620	0040	2/4/03	\$345,000	1950	900	8	1973	3	9840	N	N	17824 NE 12TH ST
013	752510	0030	1/11/05	\$305,000	1950	0	8	1968	3	2587	N	N	2408 175TH AV NE
013	752510	0170	9/23/03	\$243,000	1950	0	8	1968	4	2567	N	N	2530 175TH AV NE
013	856300	0760	4/30/04	\$435,000	1950	0	8	1975	5	8080	N	N	1414 177TH AV NE
013	106600	0120	7/22/05	\$435,000	1970	0	8	1964	3	8880	N	N	17426 NE 10TH ST
013	505680	0010	7/2/03	\$375,000	1970	0	8	1972	5	9500	N	N	17305 NE 18TH PL
013	103600	0390	5/5/05	\$625,000	1980	1000	8	1973	4	13000	N	N	2626 181ST AV NE
013	152355	0070	8/18/03	\$354,000	1980	960	8	1991	3	5322	N	N	2915 173RD CT NE
013	437700	0020	6/1/05	\$490,000	1980	0	8	1976	4	11900	N	N	17236 NE 20TH PL
013	752510	0610	2/19/04	\$266,200	1980	0	8	1974	4	2965	N	N	2535 175TH AV NE
013	752510	0740	9/9/05	\$350,950	1980	0	8	1968	5	2645	N	N	2505 175TH AV NE
013	752510	0740	5/1/03	\$290,000	1980	0	8	1968	5	2645	N	N	2505 175TH AV NE
013	810040	0060	2/18/05	\$452,000	1980	0	8	1983	4	15454	N	N	3226 173RD AV NE
013	152355	0430	11/30/05	\$480,000	1990	0	8	1990	3	5124	Y	N	3025 174TH AV NE
013	752521	1340	8/30/05	\$281,280	1990	0	8	1978	4	3072	N	N	17254 NE 27TH ST

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**Area 91**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
013	752521	0390	12/10/04	\$303,000	1990	0	8	1978	4	2811	N	N	2724 174TH AV NE
013	752521	0410	11/24/04	\$280,000	1990	0	8	1978	4	2923	N	N	2728 174TH AV NE
013	752521	0350	4/1/04	\$264,000	1990	0	8	1978	4	2924	N	N	2716 174TH AV NE
013	752521	0310	3/11/04	\$265,000	1990	0	8	1978	4	2752	N	N	2708 174TH AV NE
013	131300	0380	5/5/05	\$471,000	2000	0	8	1967	4	9600	N	N	2823 179TH AV NE
013	131300	0310	2/3/03	\$330,000	2000	0	8	1967	4	9545	N	N	17810 NE 27TH ST
013	856304	0150	10/23/03	\$358,000	2010	0	8	1967	4	8800	N	N	2020 183RD AV NE
013	555630	0037	5/5/03	\$369,950	2020	0	8	1980	3	16100	N	N	4021 172ND AV NE
013	752510	0230	8/25/05	\$339,500	2020	0	8	1968	3	2560	N	N	2604 175TH AV NE
013	178683	0060	10/7/03	\$355,000	2030	0	8	1980	4	11070	N	N	16725 NE 42ND CT
013	542256	0720	12/16/03	\$265,000	2040	0	8	1978	3	6000	N	N	15821 NE 67TH PL
013	505680	0310	4/1/03	\$364,600	2050	0	8	1968	4	10500	N	N	1813 175TH PL NE
013	856301	0170	4/22/04	\$475,000	2060	0	8	1965	4	8400	N	N	1912 180TH AV NE
013	103600	0660	2/9/05	\$399,000	2070	0	8	1967	3	9000	N	N	18224 NE 25TH ST
013	542256	0560	7/16/04	\$304,950	2070	0	8	1978	4	7020	N	N	6616 159TH AV NE
013	752557	0120	9/16/05	\$490,000	2070	0	8	1985	3	9040	N	N	4202 170TH CT NE
013	753990	0140	10/18/04	\$437,600	2070	340	8	1977	5	9600	N	N	17617 NE 33RD PL
013	891710	0191	4/26/04	\$380,000	2070	560	8	1975	4	12977	N	N	2310 185TH PL NE
013	142505	9099	5/4/04	\$530,000	2090	600	8	1962	5	17424	N	N	16231 NE 51ST ST
013	152355	0260	2/14/03	\$330,000	2090	0	8	1991	3	4219	N	N	2912 173RD CT NE
013	856305	0020	12/17/04	\$480,000	2090	630	8	1972	4	11440	N	N	2006 186TH AV NE
013	932960	0140	7/23/03	\$432,100	2090	770	8	1987	3	12150	N	N	2009 178TH AV NE
013	752510	0260	11/16/04	\$288,000	2100	0	8	1968	5	2240	N	N	2610 175TH AV NE
013	856301	0150	12/13/05	\$685,000	2100	480	8	1965	4	8400	N	N	1830 180TH AV SE
013	856303	0100	9/15/04	\$550,000	2110	0	8	1968	5	7350	N	N	1619 184TH AV NE
013	542256	0800	4/21/05	\$337,500	2120	0	8	1978	4	4224	N	N	15730 NE 66TH PL
013	542257	0020	2/3/03	\$275,000	2120	0	8	1979	3	8400	N	N	15627 NE 59TH WY
013	555630	0033	7/11/05	\$515,000	2120	0	8	1996	3	10450	N	N	4045 172ND AV NE
013	388231	0040	3/24/04	\$335,000	2140	0	8	1979	3	11692	N	N	5425 154TH AV NE
013	226000	0240	3/5/05	\$410,000	2150	0	8	1976	5	9576	N	N	3360 172ND AV NE
013	919900	0090	6/2/04	\$357,600	2160	0	8	1984	3	9004	N	N	17320 NE 17TH PL

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**Area 91**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
013	106620	0370	6/24/05	\$560,000	2170	0	8	1969	5	9880	N	N	1020 179TH PL NE
013	752510	0440	5/13/03	\$279,950	2170	0	8	1968	5	2991	N	N	2633 175TH AV NE
013	932970	0200	4/22/05	\$569,950	2180	0	8	1994	3	10800	N	N	1890 178TH AV NE
013	337660	0070	11/10/05	\$470,000	2190	0	8	1975	4	10000	N	N	1425 172ND PL NE
013	505680	0350	2/20/03	\$340,000	2220	0	8	1968	4	8250	N	N	17310 NE 18TH PL
013	306620	0480	7/20/04	\$450,000	2230	0	8	1979	4	10400	N	N	16220 NE 46TH ST
013	414165	0170	6/19/03	\$382,500	2230	0	8	1989	3	9600	N	N	1620 187TH AV NE
013	025990	0310	9/27/04	\$449,950	2240	0	8	2000	3	4883	N	N	17243 NE 25TH CT
013	025990	0020	6/5/03	\$464,950	2240	0	8	2000	3	3842	N	N	22466 173RD PL NE
013	025990	0450	8/17/05	\$507,000	2240	0	8	2001	3	4505	N	N	2456 172ND AV NE
013	152355	0240	2/18/05	\$439,950	2240	0	8	1992	3	4341	N	N	2928 173RD CT NE
013	306620	0500	8/13/03	\$495,000	2250	0	8	1980	4	10000	N	N	16204 NE 46TH ST
013	542257	0500	5/24/04	\$320,500	2250	0	8	1978	4	5750	N	N	6228 159TH WY NE
013	752510	0210	5/28/04	\$275,000	2250	0	8	1968	4	3336	N	N	2538 175TH AV NE
013	106600	0570	5/25/04	\$335,000	2260	0	8	1963	3	8715	N	N	924 177TH AV NE
013	142505	9037	8/27/03	\$564,000	2260	1250	8	1977	5	45838	N	N	16021 NE 51ST ST
013	143760	0130	3/11/03	\$389,000	2260	0	8	1974	4	12006	N	N	2114 187TH AV NE
013	505680	0170	5/25/05	\$583,000	2260	0	8	1968	4	7500	N	N	17400 NE 19TH PL
013	505680	0240	5/20/04	\$440,000	2260	0	8	1968	4	12905	N	N	1863 174TH PL NE
013	103640	0070	2/25/03	\$390,000	2270	0	8	1972	4	12100	N	N	2425 178TH AV NE
013	142505	9159	11/11/03	\$540,000	2270	680	8	1985	4	16117	N	N	16013 NE 51ST ST
013	143760	0010	9/17/04	\$455,000	2270	0	8	1975	4	10350	N	N	18635 NE 21ST ST
013	178683	0070	6/25/04	\$429,950	2270	0	8	1980	4	10720	N	N	16617 NE 42ND CT
013	392010	0020	11/3/04	\$380,000	2270	0	8	1968	4	12467	N	N	2315 184TH AV NE
013	437670	0100	9/7/04	\$347,000	2290	0	8	1969	3	7475	N	N	2900 181ST AV NE
013	025990	0040	11/14/05	\$589,850	2300	0	8	2000	3	3840	N	N	2478 173RD PL NE
013	025990	0290	5/18/04	\$460,000	2300	0	8	2000	3	3500	N	N	17231 NE 25TH CT
013	190460	0030	9/6/05	\$479,900	2310	0	8	1978	3	12264	N	N	17318 NE 23RD CT
013	542256	0480	6/4/04	\$317,000	2310	0	8	1977	4	6600	N	N	6528 159TH AV NE
013	681100	0240	12/19/05	\$469,500	2320	0	8	1968	3	12800	N	N	17410 NE 22ND ST
013	131300	0080	11/4/05	\$475,000	2330	0	8	1966	4	9600	N	N	17708 NE 29TH ST

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**Area 91**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
013	152355	0220	3/16/05	\$426,000	2330	0	8	1992	4	4160	N	N	3004 173RD CT NE
013	152355	0440	11/3/04	\$390,000	2330	0	8	1992	3	4775	Y	N	17446 NE 28TH ST
013	542256	0940	7/18/03	\$318,000	2330	0	8	1977	4	4900	N	N	6515 159TH AV NE
013	810040	0160	11/7/03	\$439,950	2330	0	8	1984	4	11424	N	N	17214 NE 32ND ST
013	856293	0060	6/29/04	\$502,000	2330	0	8	2004	3	7700	N	N	15841 NE 49TH ST
013	306620	0510	1/10/03	\$341,950	2340	0	8	1980	3	9775	N	N	16201 NE 45TH CT
013	313410	0213	12/7/05	\$630,000	2350	460	8	1985	3	12180	Y	N	3821 WEST LAKE SAMMAMISH PW NE
013	753990	0090	3/17/03	\$385,000	2350	0	8	1977	3	13050	N	N	17507 NE 33RD PL
013	856293	0190	9/19/03	\$370,000	2350	0	8	1978	4	7725	N	N	15820 NE 47TH CT
013	856300	0620	6/21/03	\$363,000	2350	0	8	1967	4	7875	N	N	1401 177TH AV NE
013	856300	1050	8/26/05	\$505,000	2370	0	8	1966	3	7446	N	N	1408 179TH AV NE
013	943530	0060	5/12/04	\$400,000	2370	0	8	2001	3	8612	N	N	15516 NE 61ST CT
013	103600	0570	11/23/05	\$500,000	2380	0	8	1967	4	11000	N	N	2611 183RD AV NE
013	103600	0570	9/8/03	\$375,000	2380	0	8	1967	4	11000	N	N	2611 183RD AV NE
013	856316	0210	6/4/03	\$345,000	2380	0	8	1976	4	9000	N	N	17406 NE 13TH PL
013	856293	0340	6/11/03	\$347,950	2400	0	8	1978	4	12800	N	N	4515 159TH AV NE
013	752557	0130	5/6/04	\$452,000	2410	0	8	1985	4	9414	N	N	4208 170TH CT NE
013	752557	0050	8/28/03	\$393,500	2410	0	8	1984	3	9215	N	N	16908 NE 43RD CT
013	306620	0590	10/26/05	\$525,000	2430	0	8	1980	3	11250	N	N	16210 NE 46TH ST
013	313410	0210	9/3/03	\$352,500	2450	0	8	1977	4	10824	N	N	3832 172ND AV NE
013	856293	0030	2/26/03	\$329,000	2450	0	8	1977	4	9520	N	N	5023 158TH AV NE
013	743150	0280	5/30/03	\$589,000	2460	600	8	1957	4	50002	Y	N	1088 185TH AV NE
013	856304	0060	8/9/05	\$630,000	2460	0	8	1969	4	9975	N	N	2025 183RD AV NE
013	896501	0130	7/17/03	\$434,950	2460	0	8	1998	3	9471	N	N	17721 NE 34TH ST
013	131300	0330	11/10/05	\$459,950	2480	0	8	1967	3	10800	N	N	2703 179TH AV NE
013	025990	0140	4/15/04	\$450,000	2490	0	8	2001	3	3500	N	N	17327 NE 25TH WY
013	182800	0280	6/10/05	\$525,000	2510	0	8	1966	4	8300	N	N	5406 158TH PL NE
013	856293	0560	6/6/05	\$495,000	2520	0	8	1977	3	11700	N	N	15802 NE 49TH ST
013	106600	0310	9/17/03	\$367,500	2540	0	8	1963	3	8880	N	N	955 177TH AV NE
013	730910	0380	12/16/04	\$417,500	2540	0	8	1975	3	7195	N	N	4517 166TH PL NE
013	856307	0100	5/10/05	\$485,000	2550	0	8	1975	4	12800	Y	N	1617 185TH AV NE

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**Area 91**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
013	752680	0130	7/9/05	\$575,000	2570	0	8	1975	5	9798	Y	N	3402 181ST PL NE
013	437670	0620	2/19/03	\$412,500	2580	0	8	1973	4	9620	Y	N	18112 NE 31ST ST
013	752680	0190	2/21/03	\$363,000	2580	0	8	1974	4	9680	N	N	18011 NE 33RD ST
013	752557	0020	6/11/03	\$420,000	2590	0	8	1985	4	9341	N	N	4321 170TH CT NE
013	106600	0390	10/18/04	\$449,950	2620	500	8	1961	3	8750	N	N	17703 NE 9TH ST
013	752510	0380	9/8/04	\$309,500	2630	0	8	1968	5	2838	N	N	17410 NE 27TH ST
013	752510	0350	8/24/04	\$285,000	2630	0	8	1968	4	2720	N	N	2630 175TH AV NE
013	752510	0290	5/25/03	\$309,950	2630	0	8	1968	5	3040	N	N	2616 175TH AV NE
013	896500	0250	2/5/03	\$375,000	2670	0	8	1967	4	7975	N	N	3317 179TH AV NE
013	752680	0180	2/28/03	\$435,000	2720	0	8	1974	4	8085	N	N	3411 181ST AV NE
013	943530	0063	10/31/03	\$469,990	2720	0	8	2000	3	12823	N	N	15535 NE 62ND CT
013	306620	0700	5/7/03	\$483,500	2780	0	8	1979	4	9500	Y	N	4523 164TH CT NE
013	144900	0060	8/26/03	\$400,000	2790	0	8	1977	4	10000	N	N	2211 180TH PL NE
013	437700	0060	9/1/05	\$645,000	2810	0	8	1976	4	10400	N	N	17204 NE 20TH PL
013	932970	0190	8/4/05	\$610,000	2820	0	8	1990	3	10800	N	N	1912 178TH AV NE
013	752680	0170	4/8/05	\$470,000	2830	0	8	1975	4	9020	N	N	3417 181ST PL NE
013	800850	0050	3/22/04	\$373,500	2990	0	8	1977	3	12060	N	N	2318 183RD CT NE
013	864430	0100	10/5/04	\$443,000	3020	0	8	1975	4	8100	N	N	17637 NE 30TH PL
013	864430	0140	5/12/03	\$392,000	3020	0	8	1975	3	9000	N	N	17611 NE 30TH PL
013	932970	0210	5/23/05	\$649,000	3120	0	8	1987	3	10004	N	N	1860 178TH AV NE
013	252505	9172	6/17/05	\$565,000	3190	0	8	1979	4	12196	N	N	17769 NE 24TH ST
013	143760	0120	7/11/05	\$635,000	3370	0	8	1974	4	11310	N	N	2108 187TH AV NE
013	856303	0220	4/18/03	\$535,000	3400	0	8	1967	4	14000	N	N	1837 184TH AV NE
013	306260	0130	3/24/05	\$395,000	1160	700	9	1978	4	9840	N	N	3209 175TH CT NE
013	103600	0270	7/28/04	\$340,000	1340	700	9	1976	3	5300	N	N	2646 183RD AV NE
013	362505	9111	2/22/05	\$549,000	1380	470	9	1979	4	15246	Y	N	629 WEST LAKE SAMMAMISH PW NE
013	932960	0020	9/20/04	\$429,500	1480	390	9	1986	3	24441	N	N	2311 179TH AV NE
013	192506	9180	5/4/04	\$389,500	1510	700	9	1976	3	14810	Y	N	2853 WEST LAKE SAMMAMISH PW NE
013	336940	0150	10/6/03	\$419,000	1520	1500	9	1978	4	9360	Y	N	17428 NE 31ST CT
013	856307	0040	11/2/04	\$465,000	1610	600	9	1975	4	14300	N	N	1665 185TH AV NE
013	106610	0430	11/30/04	\$510,000	1630	920	9	1979	4	14400	N	N	910 179TH CT NE

***Improved Sales Used in this Annual Update Analysis***  
**Area 91**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
013	106610	0280	8/23/04	\$637,500	1670	1780	9	1964	4	18060	Y	N	17833 NE 8TH PL
013	279041	0240	5/5/03	\$362,000	1730	1110	9	1977	4	12000	N	N	18419 NE 26TH WY
013	336940	0090	6/19/03	\$459,000	1790	1010	9	1978	4	9996	Y	N	17517 NE 31ST CT
013	103600	0320	8/18/04	\$390,000	1830	0	9	1968	3	9000	N	N	2625 183RD AV NE
013	773210	0030	5/25/04	\$422,500	1830	0	9	1987	3	11503	N	N	15618 NE 61ST CT
013	856302	0050	7/7/05	\$580,000	1830	850	9	1974	4	8400	N	N	2034 182ND AV NE
013	336940	0170	9/13/05	\$567,500	1850	460	9	1978	4	9625	N	N	17412 NE 31ST CT
013	336940	0170	6/13/03	\$425,000	1850	460	9	1978	4	9625	N	N	17412 NE 31ST CT
013	773210	0080	4/21/04	\$481,000	1870	1650	9	1988	3	9931	N	N	15736 NE 61ST CT
013	403980	0210	5/23/05	\$480,000	1880	0	9	1977	3	16291	N	N	514 176TH LN NE
013	306620	0600	9/3/03	\$406,000	1940	0	9	1980	4	9600	N	N	16207 NE 46TH CT
013	336940	0160	4/29/05	\$525,000	1940	1880	9	1978	4	10323	N	N	17420 NE 31ST CT
013	856301	0810	6/10/03	\$467,500	1950	1300	9	1966	4	7875	N	N	1501 184TH AV NE
013	279041	0250	5/7/04	\$422,000	1960	340	9	1977	4	11700	N	N	18427 NE 26TH WY
013	144285	0240	4/4/05	\$536,000	1970	870	9	1981	4	8470	N	N	16717 NE 41ST ST
013	144285	0240	5/7/03	\$460,000	1970	870	9	1981	4	8470	N	N	16717 NE 41ST ST
013	414165	0280	5/8/03	\$389,950	1980	0	9	1987	3	16200	N	N	1703 187TH AV NE
013	856300	1620	7/21/05	\$472,000	1990	0	9	1965	4	8925	N	N	1444 180TH AV NE
013	362505	9107	10/22/03	\$549,950	2030	1070	9	1964	5	26136	Y	N	639 WEST LAKE SAMMAMISH PW NE
013	856307	0230	7/20/05	\$725,000	2030	880	9	1976	4	11745	Y	N	1417 185TH AV NE
013	856300	1680	8/8/05	\$510,000	2040	0	9	1965	4	8000	N	N	18009 NE 13TH ST
013	336940	0040	12/21/04	\$439,989	2060	0	9	1978	4	11097	N	N	17403 NE 31ST CT
013	233180	0130	8/22/05	\$515,000	2100	0	9	1990	3	6452	N	N	5021 NE 157TH CT
013	233180	0020	4/26/04	\$406,000	2100	0	9	1990	3	6001	N	N	5044 NE 157TH CT
013	414165	0110	12/8/05	\$669,450	2140	1770	9	1979	3	14700	N	N	1423 187TH AV NE
013	414165	0130	8/23/05	\$599,950	2150	360	9	1980	3	11900	N	N	18600 NE 16TH ST
013	773210	0160	6/26/03	\$410,000	2160	0	9	1987	3	9141	N	N	15609 NE 61ST CT
013	555630	0055	9/20/04	\$584,950	2180	950	9	2003	3	5370	N	N	4640 167TH CT NE
013	752690	0010	11/10/03	\$455,000	2190	870	9	1976	4	12854	Y	N	502 177TH LN NE
013	414165	0290	8/23/05	\$675,000	2210	1400	9	1990	3	18000	N	N	1629 187TH AV NE
013	152356	0100	10/14/04	\$448,000	2260	0	9	1999	3	5602	N	N	3002 172ND CT NE

***Improved Sales Used in this Annual Update Analysis***  
**Area 91**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
013	144285	0270	7/25/05	\$560,000	2320	0	9	1980	3	11000	N	N	4045 168TH AV NE
013	252505	9196	11/9/04	\$645,000	2330	2220	9	1998	3	7715	N	N	820 173RD AV NE
013	856307	0250	6/19/03	\$490,000	2330	860	9	1993	3	10000	N	N	18422 NE 15TH PL
013	306620	0530	9/27/04	\$505,000	2340	0	9	1980	4	9000	N	N	16217 NE 45TH CT
013	359100	0060	12/8/03	\$580,000	2360	1300	9	1996	3	15245	N	N	17408 NE 20TH CT
013	773210	0060	5/12/05	\$611,000	2370	0	9	1988	3	11624	N	N	15720 NE 61ST CT
013	555630	0064	10/6/04	\$650,000	2400	920	9	2003	3	6362	N	N	4633 167TH CT NE
013	152356	0010	2/23/05	\$525,000	2410	0	9	1999	3	7127	N	N	3003 172ND CT NE
013	252505	9195	10/23/03	\$518,000	2430	1210	9	1996	3	8605	N	N	830 173RD AV NE
013	306620	0209	9/29/03	\$470,000	2440	0	9	1998	3	9000	N	N	16560 NE 48TH CT
013	144285	0210	11/28/05	\$627,000	2460	0	9	1981	3	8910	N	N	16631 NE 41ST ST
013	144285	0150	3/22/04	\$479,500	2460	0	9	1981	3	9894	N	N	16620 NE 41ST ST
013	555630	0063	6/8/04	\$625,950	2460	0	9	2003	3	6802	N	N	4613 167TH CT NE
013	773210	0010	11/4/03	\$437,000	2470	0	9	1988	3	12597	N	N	15602 NE 61ST CT
013	279041	0290	3/23/04	\$445,000	2490	0	9	1978	4	11700	N	N	18516 NE 25TH WY
013	555630	0057	8/13/04	\$599,950	2490	930	9	2003	3	6950	N	N	4624 167TH CT NE
013	313410	0051	9/19/05	\$730,000	2500	940	9	1980	4	22787	Y	N	3445 WEST LAKE SAMMAMISH PW NE
013	252505	9199	1/13/03	\$457,500	2520	0	9	1997	3	13841	N	N	17218 NE 22ND CT
013	555630	0061	8/31/04	\$594,500	2540	690	9	2003	3	7972	N	N	4616 167TH CT NE
013	555630	0056	12/3/03	\$628,122	2540	690	9	2003	3	5814	N	N	4632 167TH CT NE
013	891710	0135	12/20/04	\$520,000	2550	690	9	1979	4	21600	N	N	18715 NE 24TH ST
013	144285	0230	3/10/03	\$455,777	2590	0	9	1985	4	8580	N	N	16709 NE 41ST ST
013	932960	0320	9/15/05	\$619,000	2610	0	9	1986	4	12280	N	N	2112 179TH CT NE
013	932960	0070	3/10/05	\$505,000	2640	0	9	1982	3	22451	N	N	2201 179TH AV NE
013	144285	0110	2/28/03	\$490,000	2650	0	9	1981	4	9600	N	N	16718 NE 41ST ST
013	359100	0030	3/17/03	\$477,000	2650	0	9	1994	3	13684	N	N	17319 NE 20TH CT
013	773210	0050	5/25/05	\$625,000	2680	0	9	1988	3	10738	N	N	15712 NE 61ST CT
013	252505	9001	1/20/04	\$458,000	2710	0	9	1997	3	12534	N	N	2322 179TH CT NE
013	362505	9085	8/19/04	\$637,000	2760	0	9	1978	4	23086	Y	N	663 WEST LAKE SAMMAMISH PW NE
013	414165	0070	7/14/04	\$520,000	2840	0	9	1980	4	14400	Y	N	1308 187TH AV NE
013	721232	0010	9/19/05	\$562,700	2850	0	9	1985	3	13364	N	N	2407 176TH CT NE

***Improved Sales Used in this Annual Update Analysis***  
**Area 91**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
013	932960	0250	3/11/03	\$500,000	2890	0	9	1984	4	12060	N	N	2007 179TH CT NE
013	192506	9077	4/1/03	\$525,000	2900	0	9	1990	3	9097	Y	N	3083 WEST LAKE SAMMAMISH PW NE
013	252505	9175	3/22/05	\$719,000	2900	0	9	1996	3	12320	N	N	2305 179TH CT NE
013	932970	0070	4/26/05	\$572,500	2920	0	9	1987	3	12278	N	N	1990 179TH PL NE
013	666660	0010	6/4/04	\$595,000	2970	170	9	1998	3	13231	N	N	2624 172ND AV NE
013	414165	0260	9/19/05	\$780,000	3120	0	9	1987	3	14400	N	N	1715 187TH AV NE
013	555630	0062	5/18/04	\$684,000	3120	0	9	2003	3	6517	N	N	4605 167TH CT NE
013	773210	0130	6/25/04	\$570,000	3150	0	9	1987	3	9713	Y	N	15703 NE 61ST CT
013	279041	0300	8/10/05	\$635,000	3310	0	9	1978	4	14300	N	N	18527 NE 25TH WY
013	555630	0066	4/8/04	\$628,000	3360	0	9	1968	3	35201	N	N	16614 NE 47TH ST
013	142505	9127	7/30/04	\$849,000	3650	0	9	1976	4	47044	N	N	15925 NE 51ST ST
013	856303	0200	9/9/04	\$590,000	3720	0	9	1966	4	7875	N	N	1825 184TH AV NE
013	362505	9116	10/1/04	\$835,000	1780	2060	10	2003	3	17342	Y	N	621 WEST LAKE SAMMAMISH PW NE
013	192506	9178	8/26/04	\$490,000	1820	770	10	1975	3	11761	Y	N	2873 WEST LAKE SAMMAMISH PW NE
013	178681	0080	1/7/04	\$474,000	1870	510	10	1978	4	13104	N	N	16416 NE 44TH WY
013	131310	0050	3/1/04	\$413,000	1910	0	10	1977	4	11700	N	N	2811 176TH PL NE
013	519640	0100	11/10/03	\$422,500	2080	0	10	1989	3	13576	N	N	5044 164TH CT NE
013	403980	0150	7/21/05	\$588,000	2170	720	10	1989	3	14679	N	N	409 WEST LAKE SAMMAMISH PW NE
013	192506	9198	7/28/04	\$559,000	2350	0	10	1988	4	13822	N	N	3054 180TH AV NE
013	721232	0100	8/5/04	\$452,000	2360	0	10	1985	3	12087	N	N	2510 176TH CT NE
013	152355	0120	7/22/03	\$480,000	2380	860	10	1998	3	4954	N	N	3015 173RD CT NE
013	192506	9210	4/26/05	\$918,000	2450	2530	10	2001	3	9416	Y	N	18334 NE 28TH ST
013	519640	0290	9/14/05	\$660,000	2470	0	10	1990	3	17647	N	N	16507 NE 50TH ST
013	519641	0270	5/23/05	\$630,000	2470	0	10	1990	3	8998	N	N	5004 162ND AV NE
013	519641	0160	8/3/05	\$656,500	2500	0	10	1990	3	18056	N	N	4908 162ND CT NE
013	721232	0040	1/13/05	\$469,000	2580	0	10	1983	3	12944	N	N	2505 176TH CT NE
013	519640	0190	2/18/05	\$660,000	2600	0	10	1989	3	9782	Y	N	16343 NE 50TH ST
013	519642	0010	6/15/04	\$513,000	2620	0	10	1996	3	9919	N	N	16610 NE 50TH WY
013	152355	0170	8/5/04	\$570,000	2680	430	10	1999	3	4813	N	N	3044 173RD CT NE
013	519642	0390	5/18/05	\$580,000	2740	0	10	1996	3	12316	N	N	16609 NE 50TH WY
013	519641	0140	7/16/03	\$625,000	2800	0	10	1990	3	12130	N	N	4902 162ND CT NE

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**Area 91**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
013	519640	0110	9/19/05	\$785,000	2850	0	10	1989	3	10972	N	N	5036 164TH CT NE
013	152355	0160	5/19/04	\$610,000	2860	720	10	1999	3	5447	N	N	3052 173RD CT NE
013	689100	0120	6/27/05	\$769,000	2860	0	10	1998	3	9130	N	N	16031 NE 44TH CT
013	131310	0170	1/25/05	\$625,000	2870	840	10	1991	3	16200	Y	N	17607 NE 27TH ST
013	519641	0020	6/2/05	\$769,800	2890	250	10	1990	3	9315	N	N	5005 162ND AV NE
013	519641	0150	5/23/05	\$729,000	2890	0	10	1990	3	20625	N	N	4904 162ND CT NE
013	519642	0310	2/16/05	\$808,000	2900	860	10	1995	3	12706	N	N	4910 166TH CT NE
013	721232	0070	6/1/05	\$576,150	2900	0	10	1984	3	17043	N	N	2518 176TH CT NE
013	664879	0040	10/23/03	\$535,000	2920	0	10	1989	3	16289	N	N	17607 NE 34TH CT
013	666660	0120	3/10/05	\$625,000	2930	0	10	1996	3	12483	N	N	17223 NE 26TH CT
013	160480	0110	9/28/04	\$699,800	2970	0	10	2004	3	7576	N	N	16230 NE 43RD CT
013	160480	0060	9/14/04	\$717,500	2970	0	10	2004	3	6827	N	N	16311 NE 43RD CT
013	160480	0070	7/10/04	\$713,550	2970	0	10	2004	3	6419	N	N	16319 NE 43RD CT
013	160480	0120	4/19/04	\$689,800	2970	0	10	2004	3	6800	N	N	16224 NE 43RD CT
013	260040	0050	6/20/05	\$560,000	2980	0	10	1990	3	9006	N	N	16128 NE 42ND CT
013	519690	0060	2/24/04	\$593,000	2980	0	10	1992	3	14820	N	N	16120 NE 58TH CT
013	519650	0050	6/3/05	\$899,950	2990	950	10	2005	3	9519	N	N	16617 NE 47TH ST
013	160480	0090	3/11/04	\$685,000	3000	0	10	2004	3	7507	N	N	16314 NE 43RD CT
013	142505	9001	9/23/04	\$628,000	3020	1050	10	1977	4	16521	Y	N	16253 NE 51ST ST
013	519642	0250	7/5/05	\$731,000	3040	0	10	1995	3	9369	N	N	16519 NE 50TH WY
013	519640	0230	5/10/04	\$580,000	3050	0	10	1989	3	9602	N	N	16409 NE 50TH ST
013	016190	0090	9/23/03	\$515,000	3110	0	10	1990	3	9064	N	N	16127 NE 41ST CT
013	519641	0230	8/18/04	\$650,000	3120	0	10	1990	3	9088	N	N	4911 163RD AV NE
013	519640	0050	1/6/03	\$511,000	3140	0	10	1990	3	10056	Y	N	16430 NE 50TH ST
013	519642	0160	10/1/03	\$595,000	3140	0	10	1994	3	9175	N	N	16323 NE 50TH WY
013	519641	0110	4/23/04	\$669,000	3150	0	10	1992	3	15666	N	N	4909 162ND CT NE
013	519642	0020	7/27/04	\$675,000	3190	0	10	1994	3	8850	N	N	16602 NE 50TH WY
013	519642	0020	12/3/03	\$615,000	3190	0	10	1994	3	8850	N	N	16602 NE 50TH WY
013	313410	0218	8/24/05	\$849,000	3220	0	10	2005	3	7142	N	N	17309 NE 39TH CT
013	519650	0010	7/19/05	\$869,000	3220	0	10	2005	3	8324	N	N	16603 NE 47TH ST
013	519650	0020	11/1/05	\$869,800	3230	0	10	2005	3	8342	N	N	16607 NE 47TH ST

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**Area 91**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built/Ren</b>	<b>Cond</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>	<b>Situs Address</b>
013	743150	0362	12/9/03	\$894,500	3245	1060	10	1994	3	19409	Y	N	1004 ROSEMONT BL
013	519642	0290	4/26/05	\$761,984	3270	0	10	1995	3	9231	N	N	4921 166TH CT NE
013	132505	9099	6/16/03	\$539,000	3280	0	10	1990	3	10503	N	N	17214 NE 40TH ST
013	689100	0140	12/28/04	\$650,000	3280	0	10	1998	3	9000	N	N	16127 NE 44TH CT
013	519641	0080	10/6/03	\$650,000	3290	0	10	1990	3	11581	N	N	16115 NE 49TH PL
013	519642	0170	8/4/05	\$815,000	3300	0	10	1994	3	9000	N	N	16403 NE 50TH WY
013	689100	0130	8/30/05	\$899,000	3300	0	10	1998	3	9121	N	N	16119 NE 44TH CT
013	519642	0080	8/22/05	\$886,280	3310	0	10	1995	3	10103	N	N	16418 NE 50TH WY
013	142505	9188	10/12/05	\$898,500	3420	120	10	2005	3	8380	Y	N	5521 163RD CT NE
013	142505	9187	7/22/05	\$899,500	3420	120	10	2005	3	8133	Y	N	5415 163RD CT NE
013	519642	0370	4/16/03	\$612,500	3500	0	10	1997	3	18269	N	N	4958 166TH CT NE
013	519642	0210	7/15/04	\$725,000	3510	0	10	1995	3	12825	N	N	16431 NE 50TH WY
013	313410	0217	3/16/05	\$895,000	3580	0	10	2004	3	9587	N	N	17405 NE 39TH CT
013	519642	0350	4/4/04	\$675,000	3600	0	10	1996	3	9837	N	N	4942 166TH CT NE
013	689100	0110	6/28/04	\$750,000	3670	0	10	1998	3	9205	N	N	16023 NE 44TH CT
013	519650	0040	6/3/05	\$874,950	3720	0	10	2005	3	9938	N	N	16615 NE 47TH ST
013	519690	0090	5/6/05	\$830,000	3730	0	10	1992	3	41842	Y	N	16023 NE 58TH CT
013	689100	0060	10/17/05	\$979,800	3740	0	10	1998	3	9793	N	N	16024 NE 44TH CT
013	160480	0050	5/13/03	\$799,000	3790	0	10	2003	3	7683	N	N	16229 NE 43RD CT
013	519650	0030	1/5/05	\$865,000	3820	0	10	2004	3	8610	N	N	16609 NE 47TH ST
013	519641	0240	7/21/03	\$690,000	3900	0	10	1991	3	9934	N	N	4910 163RD AV NE
013	141990	0050	4/28/03	\$850,000	4320	0	10	2001	3	8754	N	N	4017 173RD CT NE
013	403980	0080	7/12/04	\$860,500	4775	1190	10	1984	3	13703	Y	N	600 175TH PL NE
013	142505	9103	7/28/04	\$863,000	3540	0	11	2004	3	9267	N	N	16030 NE 51ST ST
013	142505	9147	9/26/05	\$898,000	3790	610	11	1996	3	16732	Y	N	16247 NE 51ST ST
013	160480	0010	1/9/03	\$1,050,000	3940	0	11	2001	3	10201	N	N	16203 NE 43RD CT
013	192506	9120	11/29/04	\$1,183,000	3990	1960	11	2001	3	10586	Y	N	18330 NE 28TH ST
013	313410	0200	4/5/05	\$1,100,000	4260	0	11	2004	3	10616	Y	N	17303 NE 39TH CT

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**Area 91**  
**(1 to 3 Unit Residences)**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
012	001120	0390	3/18/05	\$40,000	QUIT CLAIM DEED; RELATED PARTY; DORRatio
012	156080	0160	3/4/03	\$260,000	RELATED PARTY, FRIEND, OR NEIGHBOR
012	156200	0110	7/20/05	\$407,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
012	156220	0290	1/10/03	\$113,956	PARTIAL INTEREST (103, 102, Etc.); RELATED PARTY; DORRatio
012	194490	0100	1/12/05	\$129,769	DORRatio
012	194490	0100	4/22/03	\$280,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
012	261960	0350	11/22/04	\$319,000	PLOTTAGE
012	262505	9161	7/14/03	\$295,000	BUILDER OR DEVELOPER SALES
012	272505	9138	9/28/05	\$1,010,000	UnFinArea
012	272505	9141	1/12/05	\$550,000	IMP. CHAR CHG'D SINCE SALE; Obsol UnFinArea
012	272505	9256	8/17/04	\$449,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
012	329600	0070	2/24/03	\$270,000	ESTATE ADMINISTRATOR; RELATED PARTY
012	329820	0210	7/16/03	\$224,500	BANKRUPTCY - RECEIVER OR TRUSTEE
012	329820	0210	6/2/03	\$202,500	EXEMPT FROM EXCISE TAX
012	329820	0600	8/2/03	\$208,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
012	329820	0680	2/24/03	\$215,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
012	329820	1030	12/29/04	\$210,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
012	329820	1510	10/13/04	\$269,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
012	329830	0280	4/4/03	\$189,000	QUIT CLAIM DEED; RELATED PARTY; AND OTHER WARNINGS
012	329830	0460	9/26/03	\$150,000	NON-REPRESENTATIVE SALE
012	329830	0520	6/15/05	\$280,000	BANKRUPTCY - RECEIVER OR TRUSTEE; QUIT CLAIM DEED
012	331650	0335	6/10/05	\$575,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
012	363100	0130	2/27/03	\$239,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
012	389110	0170	3/24/03	\$240,000	RELATED PARTY, FRIEND, OR NEIGHBOR
012	403770	0025	6/5/04	\$360,000	RELOCATION - SALE TO SERVICE;
012	403770	0085	8/5/03	\$144,685	RELATED PARTY, FRIEND, OR NEIGHBOR DORRatio
012	403770	0155	5/30/03	\$228,500	ESTATE ADMINISTRATOR, GUARDIAN,
012	403780	0285	4/1/05	\$240,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
012	403780	0300	9/30/03	\$182,900	IMP. CHARACTERISTICS CHANGED SINCE SALE; NON-REP SALE
012	403800	0205	3/3/04	\$312,840	IMP. CHARACTERISTICS CHANGED SINCE SALE;
012	403820	0320	10/8/03	\$255,500	RELOCATION - SALE TO SERVICE;
012	403820	0360	9/18/03	\$260,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
012	403820	0540	3/4/03	\$232,000	IMP. CHAR CHANGED SINCE SALE; NON-REP SALE DORRatio
012	403820	0540	3/4/03	\$232,000	IMP. CHAR CHANGED SINCE SALE; NON-REP SALE DORRatio
012	403820	0680	4/1/04	\$265,000	RELATED PARTY, FRIEND, OR NEIGHBOR
012	403820	0690	6/19/03	\$236,000	RELATED PARTY, FRIEND, OR NEIGHBOR
012	403820	1100	7/14/05	\$281,000	ActivePermitBeforeSale>25K
012	403850	0600	9/17/03	\$235,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
012	403850	0840	5/17/04	\$307,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
012	403850	0990	8/25/05	\$397,500	BANKRUPTCY - RECEIVER OR TRUSTEE; QUIT CLAIM DEED
012	403850	1070	8/26/03	\$285,000	UnFinArea
012	403850	1180	9/24/04	\$489,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
012	403870	0270	4/10/03	\$255,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
012	403870	0410	3/2/05	\$370,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
012	403870	0490	2/3/04	\$361,500	IMP. CHARACTERISTICS CHANGED SINCE SALE;

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**Area 91**  
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<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
012	403880	0600	12/22/03	\$295,000	NON-REPRESENTATIVE SALE
012	403890	0170	5/19/04	\$272,500	IMP. CHAR CHANGED SINCE SALE; NON-REP SALE DORRatio
012	403890	0350	1/28/03	\$275,000	RELATED PARTY, FRIEND, OR NEIGHBOR
012	403970	0300	4/8/04	\$470,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
012	403970	0720	4/19/04	\$657,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
012	403970	0810	6/7/04	\$651,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
012	403970	0960	8/17/05	\$392,000	ESTATE ADMINISTRATOR, OR EXECUTOR PreVImp<=10K
012	403970	1000	5/28/03	\$209,000	QUIT CLAIM DEED; RELATED PARTY; DORRatio
012	403970	1200	2/12/03	\$400,000	IMP. CHAR CHANGED SINCE SALE; NON-REP SALE
012	404010	0110	11/17/03	\$321,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
012	404020	0180	8/25/03	\$275,000	NO MARKET EXPOSURE; RELATED PARTY, OR NEIGHBOR
012	404020	0190	10/14/03	\$352,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
012	404040	0150	2/11/03	\$266,000	RELATED PARTY, FRIEND, OR NEIGHBOR
012	404040	0290	1/30/04	\$323,000	GOVERNMENT AGENCY
012	404040	0360	9/22/04	\$71,085	QUIT CLAIM DEED; STATEMENT TO DOR DORRatio
012	404060	0340	10/26/04	\$372,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
012	404060	0340	4/3/03	\$300,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
012	404060	0430	1/27/04	\$318,000	RELOCATION - SALE TO SERVICE;
012	404080	0160	6/4/03	\$229,950	NON-REPRESENTATIVE SALE
012	404080	0210	11/17/04	\$90,000	NON-REPRESENTATIVE SALE DORRatio
012	404080	0710	3/24/05	\$360,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
012	417830	0270	8/22/03	\$445,000	IMP. CHAR CHANGED SINCE SALE; NON-REP SALE
012	511950	0070	6/4/05	\$160,000	QUIT CLAIM DEED; RELATED PARTY; DORRatio
012	738520	0030	6/17/05	\$287,500	DIAGNOSTIC OUTLIER
012	738520	0030	6/17/05	\$287,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
012	738531	0060	4/15/03	\$388,500	RELOCATION - SALE TO SERVICE;
012	807830	0080	4/18/05	\$516,400	RELOCATION - SALE TO SERVICE
012	885710	0080	2/20/04	\$185,000	NON-REPRESENTATIVE SALE
012	885710	0160	3/25/03	\$165,000	NON-REPRESENTATIVE SALE
012	885710	0220	3/24/05	\$196,328	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
012	885710	0220	11/6/03	\$181,500	NON-REPRESENTATIVE SALE
012	885720	0040	4/29/03	\$190,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
012	885731	0010	12/22/03	\$160,000	NON-REPRESENTATIVE SALE
012	885731	0110	3/12/04	\$390,000	NO MARKET EXPOSURE; RELATED PARTY, OR NEIGHBOR
012	885732	0130	3/4/04	\$330,500	RELOCATION - SALE TO SERVICE;
012	934670	0030	2/1/05	\$449,000	QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX
012	934670	0130	5/27/03	\$322,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
013	103640	0040	6/6/03	\$300,100	NON-REPRESENTATIVE SALE
013	106600	0250	1/23/03	\$101,161	QUIT CLAIM DEED; STATEMENT TO DOR DORRatio
013	106600	0260	3/20/04	\$307,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
013	106600	0300	11/4/04	\$476,300	IMP. CHARACTERISTICS CHANGED SINCE SALE;
013	106600	0530	11/24/04	\$340,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
013	106600	0540	1/27/03	\$353,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
013	106610	0410	8/13/04	\$345,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
013	106610	0430	12/1/04	\$510,000	RELOCATION - SALE TO SERVICE;

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<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
013	106620	0130	7/24/03	\$360,000	BANKRUPTCY - RECEIVER OR TRUSTEE
013	106620	0280	6/15/04	\$326,500	RELATED PARTY, FRIEND, OR NEIGHBOR
013	106620	0370	11/19/04	\$376,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
013	131300	0280	4/6/05	\$600,000	ActivePermitBeforeSale>25K
013	131310	0020	7/29/03	\$255,000	RELATED PARTY, FRIEND, OR NEIGHBOR
013	131310	0040	10/14/03	\$357,000	Obsol
013	132505	9050	9/12/05	\$100,000	QUIT CLAIM DEED; RELATED PARTY; PrevImp<=10K DORRatio
013	132505	9079	2/25/05	\$182,500	PARTIAL INTEREST (103, 102, Etc.); PrevImp<=10K
013	132505	9101	4/29/03	\$52,000	PARTIAL INTEREST (103, 102, Etc.); DORRatio
013	141990	0050	4/21/03	\$850,000	RELOCATION - SALE TO SERVICE;
013	142505	9080	11/8/05	\$780,000	DIAGNOSTIC OUTLIER
013	142505	9082	3/18/05	\$190,799	QUIT CLAIM DEED DORRatio
013	142505	9090	6/28/05	\$740,000	ImpCount
013	142505	9186	11/14/05	\$859,990	%Compl ActivePermitBeforeSale>25K
013	142505	9190	12/21/05	\$904,000	%Compl ActivePermitBeforeSale>25K
013	142505	9193	12/27/05	\$840,000	%Compl ActivePermitBeforeSale>25K
013	143760	0010	9/17/04	\$455,000	RELOCATION - SALE TO SERVICE;
013	144285	0210	11/28/05	\$627,000	RELOCATION - SALE TO SERVICE
013	152355	0010	11/26/03	\$485,000	RELATED PARTY, FRIEND, OR NEIGHBOR
013	152355	0220	4/12/05	\$426,000	BANKRUPTCY - RECEIVER OR TRUSTEE
013	152355	0220	5/14/04	\$370,960	EXEMPT FROM EXCISE TAX
013	160480	0060	12/7/05	\$860,000	DIAGNOSTIC OUTLIER
013	178683	0080	5/24/04	\$335,000	RELATED PARTY, FRIEND, OR NEIGHBOR
013	178683	0090	5/20/05	\$560,000	RELOCATION - SALE TO SERVICE
013	182800	0190	6/14/05	\$412,000	RELOCATION - SALE TO SERVICE
013	182800	0330	10/4/04	\$215,000	IMP. CHAR CHANGED SINCE SALE; OTHER WARNINGS
013	182800	0450	6/3/04	\$351,700	NO MARKET EXPOSURE
013	182800	1200	2/13/04	\$339,000	UnFinArea
013	182800	1270	9/10/03	\$247,700	NO MARKET EXPOSURE; IMP. CHAR CHANGED SINCE SALE
013	182800	1300	2/25/03	\$190,000	RELATED PARTY, FRIEND, OR NEIGHBOR
013	192506	9077	4/1/03	\$525,000	RELOCATION - SALE TO SERVICE;
013	192506	9198	9/3/04	\$80,000	QUIT CLAIM DEED DORRatio
013	215500	0120	6/26/03	\$215,000	NON-REPRESENTATIVE SALE
013	215500	0470	9/24/03	\$264,900	NON-REPRESENTATIVE SALE
013	215500	0490	5/19/03	\$250,000	NO MARKET EXPOSURE
013	226000	0370	9/10/04	\$369,000	NO MARKET EXPOSURE
013	233180	0100	9/23/05	\$143,678	QUIT CLAIM DEED; RELATED PARTY; DORRatio
013	242505	9148	2/10/03	\$355,000	NO MARKET EXPOSURE
013	252505	9005	2/9/04	\$307,000	RELATED PARTY, FRIEND, OR NEIGHBOR
013	252505	9065	1/20/05	\$500,000	PrevImp<=10K
013	252505	9068	4/15/03	\$350,000	PrevImp<=10K
013	252505	9146	6/27/03	\$260,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
013	252505	9158	5/26/04	\$2,050,000	EXEMPT FROM EXCISE TAX; AND OTHER WARNINGS DORRatio
013	279040	0200	2/18/04	\$370,000	NO MARKET EXPOSURE; RELATED PARTY, NEIGHBOR
013	279041	0250	4/27/04	\$422,000	RELOCATION - SALE TO SERVICE;

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013	279041	0270	10/15/03	\$375,000	RELOCATION - SALE TO SERVICE;
013	313410	0043	5/13/05	\$640,000	DIAGNOSTIC OUTLIER
013	313410	0129	10/26/04	\$330,000	NO MARKET EXPOSURE
013	313410	0207	6/11/04	\$436,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
013	313410	0212	11/4/03	\$445,000	NO MARKET EXPOSURE
013	313610	0010	9/8/03	\$289,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
013	327576	0130	7/2/04	\$250,000	RELATED PARTY, FRIEND, OR NEIGHBOR
013	336940	0010	9/7/04	\$355,000	BANKRUPTCY - RECEIVER OR TRUSTEE
013	336940	0090	5/19/03	\$459,000	RELOCATION - SALE TO SERVICE;
013	336940	0160	4/29/05	\$525,000	RELOCATION - SALE TO SERVICE
013	339530	0150	4/2/03	\$83,750	PARTIAL INTEREST (103, 102, Etc.) DORRatio
013	339530	0270	4/14/04	\$315,000	RELATED PARTY, FRIEND, OR NEIGHBOR
013	339530	0390	4/28/04	\$200,000	QUIT CLAIM DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
013	362505	9109	8/5/04	\$33,000	DORRatio
013	403980	0020	10/24/03	\$539,999	IMP. CHARACTERISTICS CHANGED SINCE SALE;
013	403980	0200	2/3/04	\$315,000	NO MARKET EXPOSURE
013	404580	0100	1/12/04	\$325,000	IMP. CHAR CHANGED SINCE SALE; OTHER WARNINGS
013	414165	0260	9/19/05	\$780,000	RELOCATION - SALE TO SERVICE
013	437700	0050	3/12/03	\$239,174	QUIT CLAIM DEED
013	437700	0080	7/8/03	\$140,530	PARTIAL INTEREST (103, 102, Etc.); RELATED PARTY; DORRatio
013	437700	0120	4/25/03	\$385,000	UnFinArea
013	505680	0290	2/19/03	\$125,000	QUIT CLAIM DEED; RELATED PARTY; DORRatio
013	519640	0310	10/15/03	\$474,500	1031 TRADE; NO MARKET EXPOSURE
013	519641	0310	1/3/03	\$435,000	QUIT CLAIM DEED
013	519642	0020	12/2/03	\$615,000	RELOCATION - SALE TO SERVICE;
013	519642	0200	3/4/03	\$684,500	NO MARKET EXPOSURE; RELATED PARTY, OR NEIGHBOR
013	541180	0050	3/5/03	\$317,000	NO MARKET EXPOSURE
013	542256	0050	8/31/05	\$380,000	BANKRUPTCY - RECEIVER OR TRUSTEE; QUIT CLAIM DEED
013	542256	0190	6/29/05	\$325,000	RELOCATION - SALE TO SERVICE
013	542256	0200	1/6/03	\$91,375	RELATED PARTY; AND OTHER WARNINGS DORRatio
013	542256	0800	6/2/03	\$164,800	NON-REPRESENTATIVE SALE DORRatio
013	542257	0350	6/11/03	\$258,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
013	555630	0091	12/20/05	\$625,000	RELATED PARTY, FRIEND, OR NEIGHBOR
013	555630	0103	8/27/03	\$300,000	NO MARKET EXPOSURE; RELATED PARTY, OR NEIGHBOR
013	555630	0105	7/1/04	\$300,000	RELATED PARTY, FRIEND, OR NEIGHBOR
013	555630	0111	9/5/03	\$262,000	NO MARKET EXPOSURE; RELATED PARTY, OR NEIGHBOR
013	664879	0060	8/19/04	\$522,570	RELATED PARTY, FRIEND, OR NEIGHBOR
013	752510	0180	6/16/04	\$205,000	NON-REPRESENTATIVE SALE
013	752521	0240	7/18/03	\$188,000	NON-REPRESENTATIVE SALE
013	752557	0200	10/6/03	\$400,000	NO MARKET EXPOSURE
013	752557	0210	11/22/05	\$880,000	DIAGNOSTIC OUTLIER
013	753990	0140	6/20/03	\$365,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
013	773210	0030	5/25/04	\$422,500	RELOCATION - SALE TO SERVICE;
013	800850	0050	10/21/03	\$400,000	BANKRUPTCY; EXEMPT FROM EXCISE TAX
013	808780	0220	8/12/03	\$134,000	PARTIAL INTEREST (103, 102, Etc.); DORRatio

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013	810040	0050	9/11/03	\$333,000	BANKRUPTCY - RECEIVER OR TRUSTEE
013	856293	0010	11/10/03	\$340,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
013	856300	0390	6/7/04	\$425,000	NO MARKET EXPOSURE
013	856300	0960	8/25/03	\$134,093	PARTIAL INTEREST (103, 102, Etc.); DORRatio
013	856300	1050	10/28/03	\$358,000	NO MARKET EXPOSURE
013	856300	1290	3/25/03	\$399,950	IMP. CHARACTERISTICS CHANGED SINCE SALE;
013	856300	1320	9/22/03	\$312,500	RELATED PARTY, FRIEND, OR NEIGHBOR
013	856300	1500	10/29/04	\$439,000	NO MARKET EXPOSURE; RELATED PARTY, NEIGHBOR
013	856300	1600	11/22/04	\$402,000	NO MARKET EXPOSURE
013	856301	0170	4/19/04	\$475,000	RELOCATION - SALE TO SERVICE;
013	856301	0510	5/24/04	\$345,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
013	856301	0690	1/23/04	\$435,000	RELATED PARTY, FRIEND, OR NEIGHBOR
013	856301	0810	6/10/03	\$467,500	RELOCATION - SALE TO SERVICE;
013	856301	0840	2/12/04	\$404,500	NO MARKET EXPOSURE
013	856302	0050	7/7/05	\$580,000	RELOCATION - SALE TO SERVICE
013	856303	0020	7/26/05	\$525,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
013	856303	0090	2/14/04	\$425,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
013	856305	0380	2/1/03	\$363,000	RELOCATION - SALE TO SERVICE;
013	856305	0450	8/18/04	\$538,000	NO MARKET EXPOSURE
013	856307	0130	1/3/05	\$475,000	ActivePermitBeforeSale>25K
013	856307	0150	7/24/03	\$460,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;
013	856307	0220	6/2/04	\$700,000	RELOCATION - SALE BY SERVICE; AND OTHER WARNINGS
013	856307	0220	6/1/04	\$700,000	NO MARKET EXPOSURE; RELOCATION - SALE TO SERVICE
013	856308	0070	10/20/04	\$742,400	RELATED PARTY, FRIEND, OR NEIGHBOR
013	856308	0250	1/27/05	\$499,000	RELOCATION - SALE TO SERVICE
013	932960	0110	9/19/03	\$412,000	RELATED PARTY, FRIEND, OR NEIGHBOR
013	932960	0320	6/14/05	\$500,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;

***Vacant Sales Used in this Annual Update Analysis***  
**Area 91**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Lot Size</b>	<b>View</b>	<b>Water-front</b>
12	272505	9333	8/22/05	\$264,000	14604	N	N
12	329820	1280	10/26/04	\$172,000	7770	N	N
13	142505	9189	6/15/05	\$285,142	9543	Y	N
13	160480	0020	6/20/03	\$215,000	9426	N	N
13	160480	0140	1/27/03	\$225,950	7298	N	N
13	192506	9191	9/26/05	\$390,000	10454	Y	N
13	242505	9075	10/20/03	\$140,000	16949	N	N
13	252505	9168	10/27/05	\$319,000	12100	N	N
13	313410	0128	9/3/04	\$260,000	17028	N	N
13	555630	0098	7/14/05	\$265,000	14380	N	N
13	555630	0100	7/14/05	\$285,000	6400	N	N
13	743150	0338	11/24/04	\$150,000	18900	Y	N

***Vacant Sales Removed from this Annual Update Analysis***  
**Area 91**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
12	262505	9110	10/17/05	\$3,100,000	CORPORATE AFFILIATES;
12	262505	9110	10/10/03	\$900,000	NO MARKET EXPOSURE;
12	279430	0100	3/23/04	\$40,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
12	329600	0090	10/12/04	\$140,000	NO MARKET EXPOSURE;
13	142505	9103	9/22/03	\$325,000	TEAR DOWN;
13	160480	0100	3/28/03	\$219,950	GOR RATIO
13	160480	0130	2/6/03	\$227,950	GOR RATIO
13	313410	0216	8/15/03	\$245,000	GOR RATIO
13	313410	0218	11/9/04	\$283,000	GOR RATIO
13	555630	0108	2/5/03	\$67,500	PARTIAL INTEREST (1/3, 1/2, Etc.);
13	943530	0066	5/20/05	\$435,000	CORPORATE AFFILIATES;



**King County**  
**Department of Assessments**  
King County Administration Bldg.  
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Seattle, WA 98104-2384

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Email: [assessor.info@metrokc.gov](mailto:assessor.info@metrokc.gov)  
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**Scott Noble**  
**Assessor**

## MEMORANDUM

DATE: February 15, 2006

TO: Residential Appraisers  
FROM: Scott Noble, Assessor

A handwritten signature of "Scott Noble" in black ink.

SUBJECT: 2006 Revaluation for 2007 Tax Roll

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The King County Assessor, as elected representative of the people of King County, is your client for the mass appraisal and summary report. The King County Department of Assessments subscribes to the Uniform Standards of Professional Appraisal Practice 2005. You will perform your appraisals and complete your summary mass appraisal reports in compliance with USPAP 2005. The following are your appraisal instructions and conditions:

1. You are to timely appraise the area or properties assigned to you by the revalue plan. The Departure Provision of USPAP may be invoked as necessary including special limiting conditions to complete the Revalue Plan.
2. You are to use all appropriate mass appraisal techniques as stated in USPAP, Washington State Law; Washington State Administrative Code, IAAO texts or classes.
3. The standard for validation models is the standard as delineated by IAAO in their Standard on Ratio Studies (approved 1999); and
4. Any and all other standards as published by the IAAO.
5. Appraise land as if vacant and available for development to its highest and best use. The improvements are to be valued at their contribution to the total.
6. You must complete the revalue in compliance with all Washington and King County laws, codes and with due consideration of Department of Revenue guidelines. The Jurisdictional Exception is to be invoked in case USPAP does not agree with these public policies.

7. Physical inspections should be completed per the revaluation plan and statistical updates completed on the remainder of the properties as appropriate.
8. You must complete a written, summary, mass appraisal report for each area and a statistical update report in compliance with USPAP Standard 6.
9. All sales of land and improved properties should be validated as correct and verified with participants as necessary.
10. You must use at least three years of sales. No time adjustments to sales prices shall be made to avoid any possibility of speculative market conditions skewing the basis for taxation.
11. Continue to review dollar per square foot as a check and balance to assessment value.
12. The intended use of the appraisal and report is the administration of ad valorem property taxation.
13. The intended users include the Assessor, Board of Equalization, Board of Tax Appeals, King County Prosecutor and Department of Revenue.

SN:swr